



# 1431 NW 65th St

Early Design Guidance (EDG) Packet | Project #3030433 | April 16, 2018



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TABLE OF CONTENTS

<b>OBJECTIVES</b>	<b>04</b>
EDG APPLICATION	05
<b>CONTEXT ANALYSIS</b>	<b>06</b>
ZONING SUMMARY	06
NEIGHBORHOOD CONTEXT	08
ADJACENT USES	10
<b>SITE ANALYSIS</b>	<b>12</b>
STREET PANORAMAS	12
INFILL PRECEDENTS	16
SITE SURVEY	18
SITE CONDITIONS & CONSTRAINTS	19
EXISTING CONDITIONS	20
<b>MASSING ALTERNATIVES</b>	<b>22</b>
ALTERNATIVE 1 (CODE COMPLIANT)	24
ALTERNATIVE 2	26
ALTERNATIVE 3 (PREFERRED)	28
PROJECT EVOLUTION	30
SCHEMATIC DESIGN STRATEGY	32
DEPARTURE MATRIX	35
<b>DESIGN GUIDELINES</b>	<b>36</b>
<b>COMPLETED WORK</b>	<b>40</b>







OBJECTIVES

Construct a residential apartment structure with four stories above street level. The structure will have (22) units. Existing structure will be demolished. No parking will be provided.

Number of Units	22
Number of Parking Spaces	0
Number of Bike Parking Spaces	22

Sustainability:  
Achieve a 4-Star Built Green certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Gallagher Properties
STRUCTURAL	--
GEOTECHNICAL	--
LANDSCAPE	--

EDG APPLICATION

PART I: Contact Information

1. Property address	1431 NW 65th St
2. Project number	#3030433
3. Additional related project number(s)	n/a
4. Owner Name	Gallagher Properties
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City, State Zip	Seattle, WA 98104
Phone	206.297.1284
Email Address	office@b9architects.com

6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Design Professional's Name	Bradley Khouri
Email Address	bgk@b9architects.com
Address	610 2nd Avenue
Phone	206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.  
  
*The existing site is located mid-block on NW 65th Street. The site is relatively flat with a subtle downhill slope from north to south. The adjacent sites follow the same general topography. The existing triplex structure will be demolished.*
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.  
  
*The lot is zoned LR3 and is within the Ballard Hub Urban Village. The proposed project will respond to Seattle Citywide Design Guidelines as well as the Ballard Neighborhood Design Guidelines.*
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.  
  
*This proposal is located in the Ballard neighborhood in the north west area of Seattle. The site is an infill site between a three-story 5-unit apartment building immediately to the west, and a new four-story 22-unit apartment building immediately to the east. The proposal is a half block east of the busy arterial of 15th Avenue NW and immediately south of the Ballard High School on NW 65th Street. The immediate vicinity consists of a mix of residential and commercial structures, with the addition of the adjacent High School and playfield. The proposal is consistent with development in the neighborhood.*

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.  
  
*The proposal is for a four-story, 22-unit apartment building including a mix of studio and 1-bedroom units. No parking is being provided.*  
  
*The preferred alternative requests departures for facade length, rear setback and common amenity area to create an open shared courtyard at the center of the site.*  
  
*The three alternatives describe a design evolution that proposes a unique approach to infill development in the Lowrise 3 Urban Villages/ Centers. As an alternative to typical development, organized with double loaded corridors, the proposal seeks to activate the center of the site by providing circulation at the exterior raised up above a central courtyard, accessed by all residents and visitors.*

Departures requested:  
1. Rear setback  
2. Facade Length  
3. Common Amenity Area



## ZONING SUMMARY

**23.45.504 PERMITTED USES:**

- Residential use permitted outright.

**23.45.510 FLOOR AREA RATIO:**

- 2.0 X 5,000 = 10,000 square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

**23.45.512 DENSITY LIMITS:**

- Density limits do not apply for apartment developments that meet the standards of SMC 23.45.510.C

**23.45.514 STRUCTURE HEIGHT:**

- For apartment developments located in zone LR3 and within Urban Centers, the height limit is 40 feet.

**23.45.518 SETBACKS AND SEPARATIONS**

- Front Setback – 5 feet minimum
- Rear Setback – 15 minimum without alley
- Side Setback – 7 feet average and 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

**23.45.522 AMENITY AREA**

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For apartments, amenity area at ground level is to be provided as common space.

**23.45.524 LANDSCAPING STANDARDS**

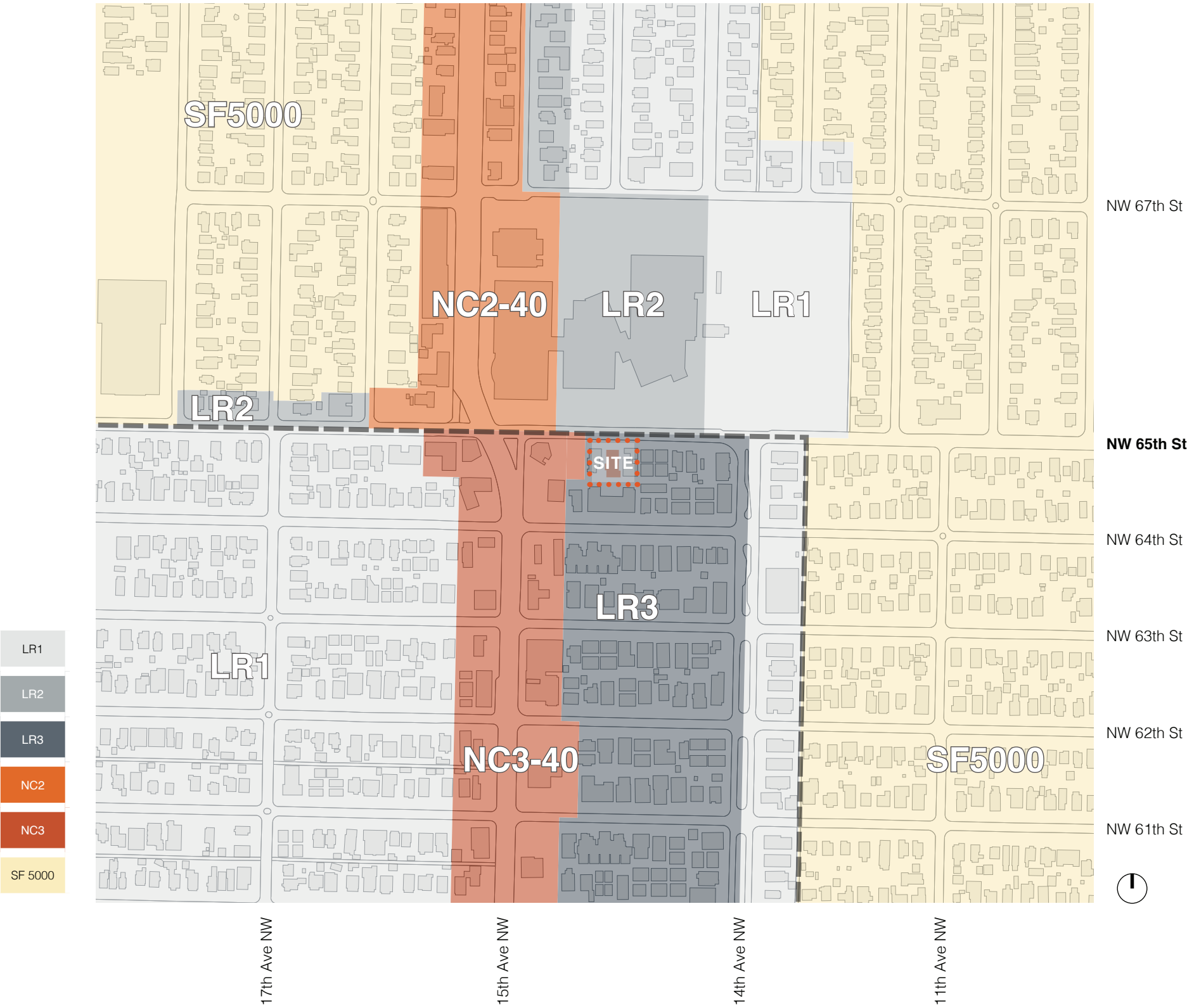
- Landscaping shall achieve a green factor score of 0.6 or greater.

**23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH**

- For apartment developments located in zone LR3 and within Urban Centers, the maximum structure width is 150 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

**23.54.040 SOLID WASTE**

- For developments containing 16-25 dwelling units, the minimum area for solid waste storage is 225 square feet.
- The minimum horizontal dimension of required storage space is 12 feet.



**ADDRESS**  
1431 NW 65th St

**PARCEL #**  
276760-0630

**LEGAL DESCRIPTION**  
Lot 5, Block 6, Gilman Park, according to the plat thereof recorded in volume 3 of plats, pages 40 and 41, records of King County, Washington.

**LOT SIZE**  
5,000 SF

**ZONE**  
LR3

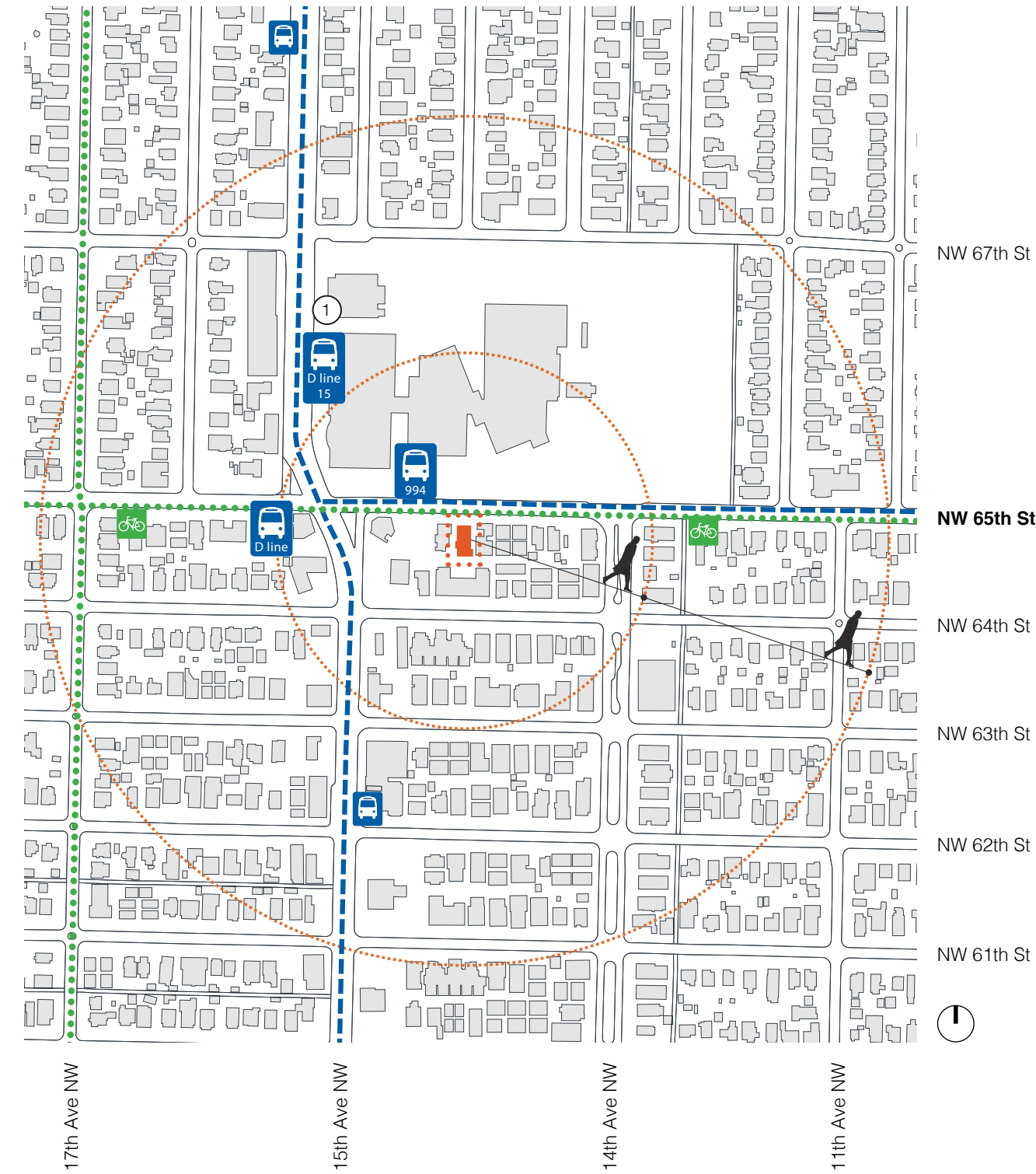
**URBAN VILLAGE OVERLAY**  
Ballard Hub Urban Village



## NEIGHBORHOOD CONTEXT

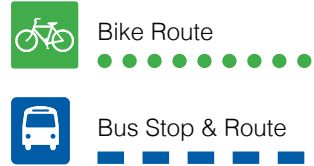


## TRANSIT & ACCESS



This site is served by several bus lines, including the #15, 994, and the Rapid Ride D line, facilitating travel to many Seattle neighborhoods, including Downtown, Queen Anne, Magnolia, Crown Hill, Greenwood, Haller Lake, and Wedgwood.

Bicycle routes connect the site to Queen Anne, Downtown, and Greenlake. The Burke Gilman Trail is also approximately one mile south of the site.



**2 MINUTES**  
Ballard High School  
El Camion  
St Paul's United Church-Christ  
Top Banana

**5 MINUTES**  
Ballard Pool  
Jiffy Lube  
U.S. Bank  
Scandinavian Specialties



1 Rapid Ride "D" line bus stop on 15th Ave NW in front of Ballard High School





## ADJACENT USES



1 Ballard High School



2 Ballard High School Sports Field



3 15th Ave NW and NW 63rd St



4 22 unit Apartment east of site



5 NW 70th St



6 Townhouses on Alonzo Ave NW



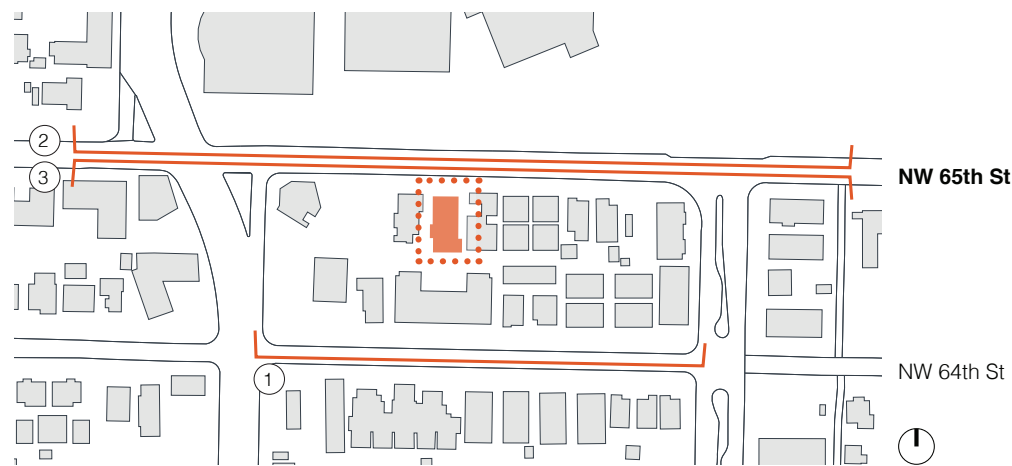
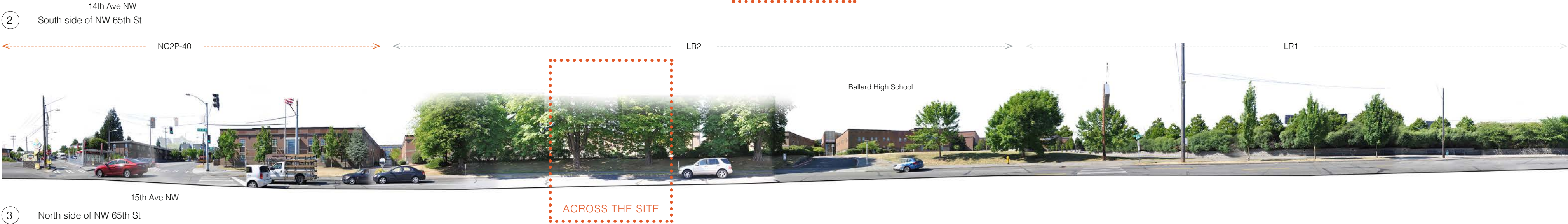
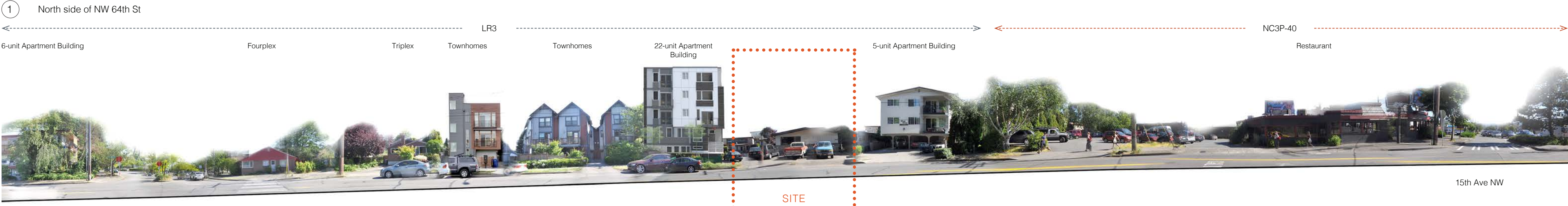
7 Single Family House on NW 65th St and 12th Ave NW



8 6 unit Apartment on NW 63rd St between 14th and 15th Ave NW



# STREET PANORAMAS





# STREET PANORAMAS

←----- NC3P-40 -----> ←----- NC2P-40 ----->

Restaurant      Service Building      Mixed-Use Office Building      Rapid Ride D-line Station



④ West side of 15th Ave NW

NC2P-40 -----> ←----- NC3P-40 ----->

Ballard High School      Restaurant      Dry-Cleaning Service      Auto Care Center



⑤ East side of 15th Ave NW

←----- LR3 RC ----->

7-unit Apartment Building      Fourplex



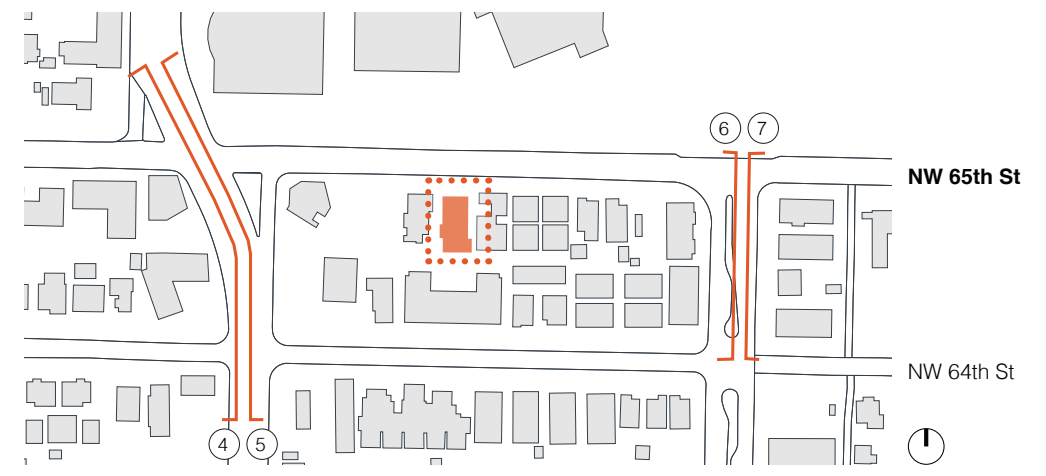
⑥ West side of 14th Ave NW

←----- LR2 RC ----->

6-unit Apartment Building      6-unit Apartment Building      Single Family      8-unit Apartment Building



⑦ East side of 14th Ave NW





## INFILL PRECEDENTS

The following examples demonstrate several recently completed projects in Ballard and Capitol Hill.

These projects, like our proposal, are small apartment buildings on 4,000 - 5,000 SF infill lots with no or limited parking provided.

Central courtyard to break down massing and provide a common space for interaction



**1427 NW 65TH ST**  
Ballard  
23 Dwelling Units  
Lot Size: 5,000 sf  
No Parking Provided

Recessed balconies to reduce scale at street



**1800 E JOHN ST**  
Capitol Hill  
15 Dwelling Units  
Lot Size: 4118 sf  
18 Parking Stalls

Horizontal windows counterbalancing vertical massing



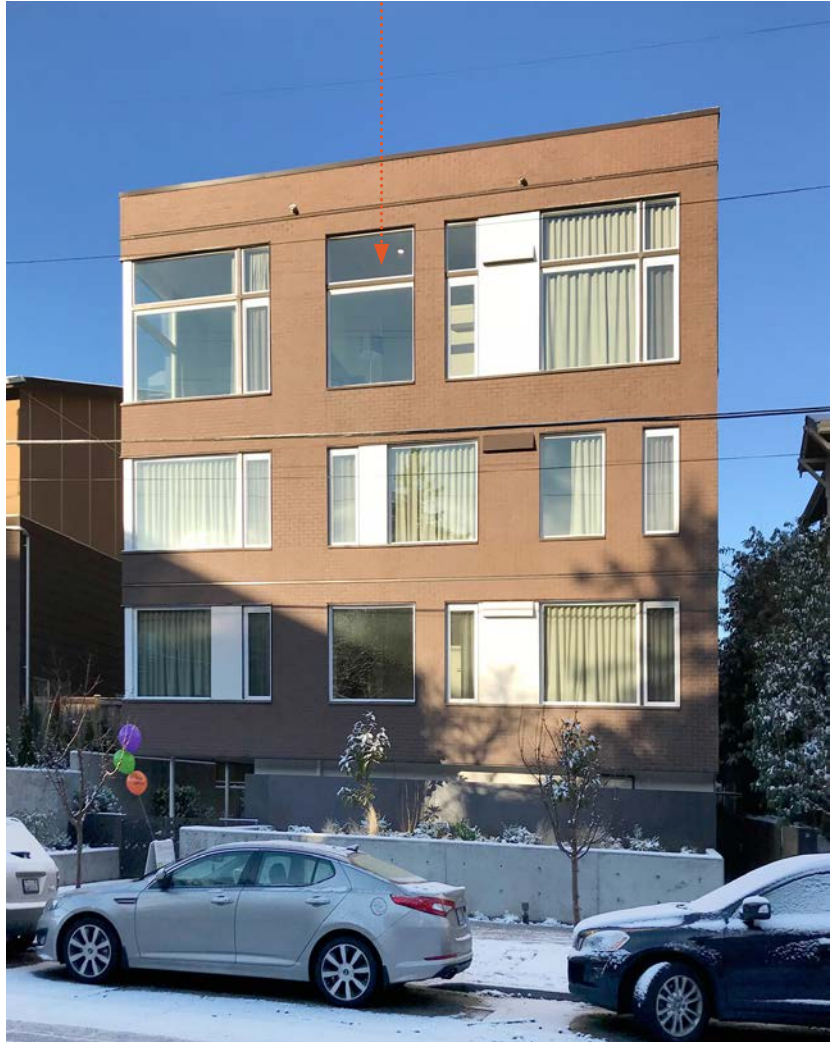
**2018 NW 57TH ST**  
Ballard  
20 Dwelling Units  
Lot Size: 5,000 sf  
10 Parking Stalls

Canopy over entry and landscape buffer to define street edge



**1506 NW 61ST ST**  
Ballard  
33 Dwelling Units  
Lot Size: 4,753 sf  
No Parking Provided

Playful window and infill pattern



**741 Harvard Ave E**  
Capitol Hill  
41 Dwelling Units  
Lot Size: 5,750 sf  
No Parking Provided

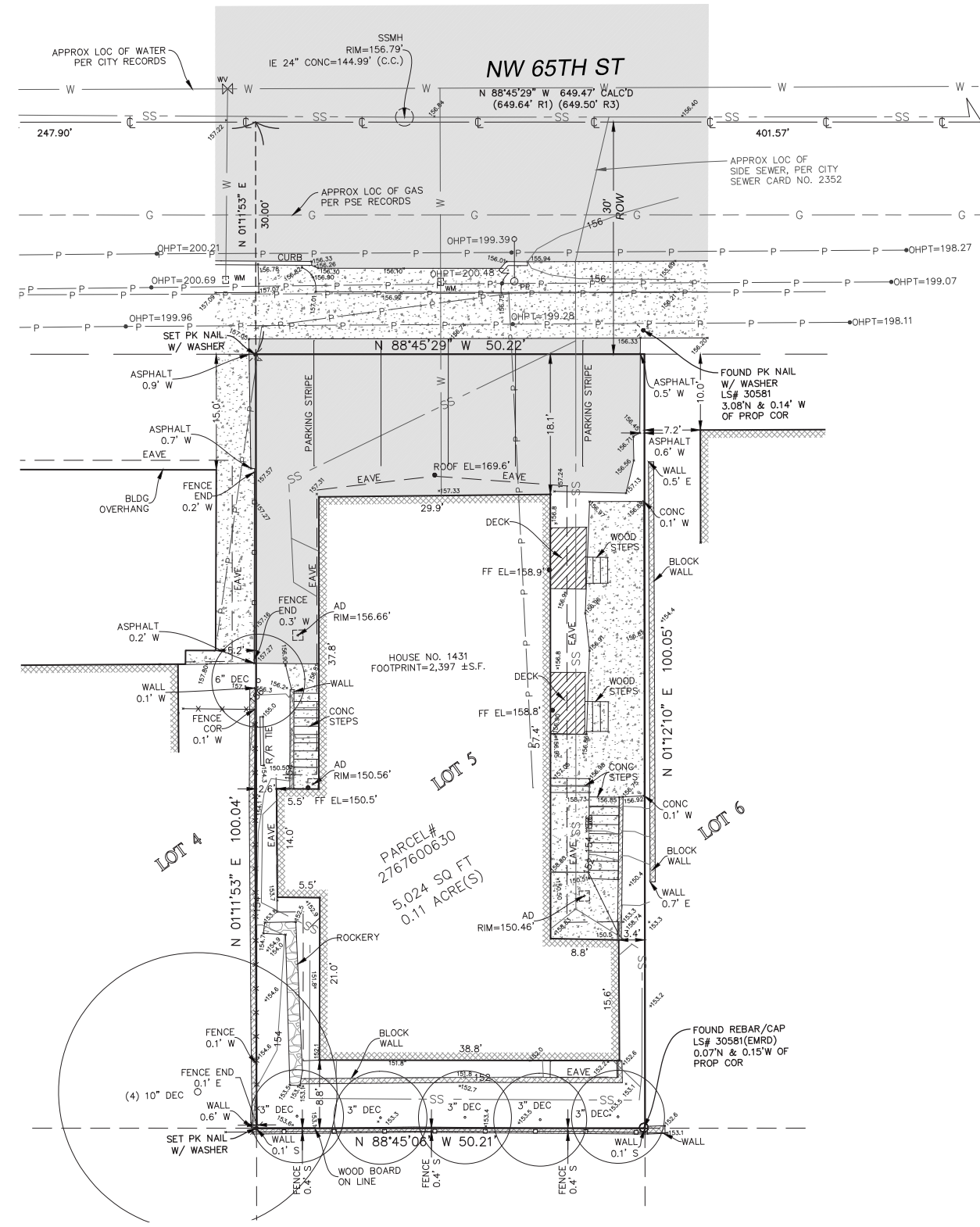
Straightforward material articulation



**2651 NW 56TH ST**  
Ballard  
42 Dwelling Units  
Lot Size: 4,500 sf  
No Parking Provided



## SITE SURVEY



## SITE CONDITIONS & CONSTRAINTS



Immediate neighborhood



### CONSTRAINTS

- NW 65th Street is a minor arterial that connects the site to 15th Avenue NW and provides east-west access east to Greenlake and west to Shilshole Bay. 15th Avenue NW, half a block to the west, is a principal arterial that connects north to Crown Hill and south to Queen Anne and Downtown Seattle.
- The site is located mid-block between 15th Avenue NW and 14th Avenue NW.
- The site is located on the South side of NW 65th Street.
- The site currently consists of an existing 1-story, 6 unit apartment building with parking access from NW 65th Street along the northern edge of the site.
- The infill site dimensions are 100 feet north-south by 50 feet east-west.
- Access to the site is from NW 65th Street as there is no alley.
- The context is predominantly low-rise multifamily residential structures with a mix of commercial structures, the Ballard High School and playfield and some single family residences.
- The site is bordered by a recently completed four-story 22-unit apartment structure designed to current zoning immediately to the east and a three-story 5-unit apartment structure immediately to the west.
- A new project is proposed to the west of the site, on the southeast corner of the intersection at 15th Avenue NW and NW 65th Street. The proposal, a 74-unit mixed-use apartment building, is currently in design review as a contract rezone proposal from NC3P-40 to NC3P-65.



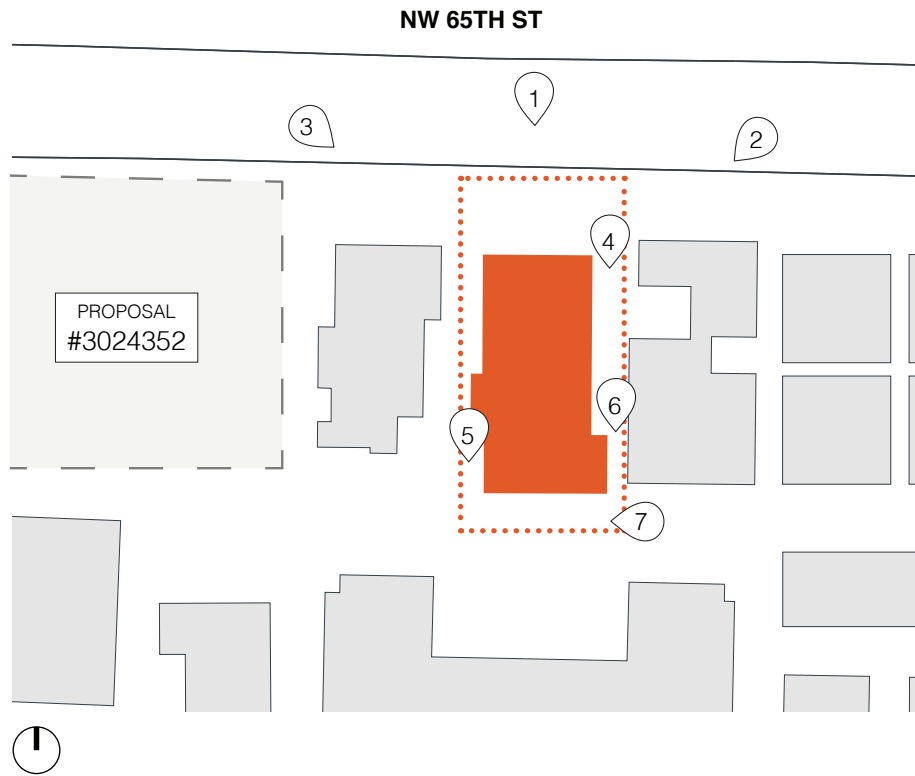
## EXISTING CONDITIONS

The site, approximately 50 feet wide by 100 feet deep, currently contains a one-story multifamily structure. The development proposes to construct a new four-story multifamily structure. The existing multifamily structure will be demolished.

Multi-family structures bound the site to the east and west. The site is located directly across the street from the Ballard High School along NW 65th Street, a minor arterial. The site is relatively flat with a slight slope from west to east and north to south.

To the east is a new four-story apartment structure, and to the west is a three-story apartment structure built in 1984. To the south is a four-story apartment structure built in 1963.

West of the adjacent three-story building is a proposal for a six-story mixed-use apartment building that is currently in design review.



2 View of site looking Southwest



4 View in east side setback looking South



1 View of site looking South



3 View of site looking Southeast



5 View in west side setback looking South



6 View in east side setback looking South



7 View of rear setback looking West



## DESIGN PROPOSAL ALTERNATIVES

### ALTERNATIVE 1 (CODE COMPLIANT)

Alternative 1 is a code compliant scheme that proposes (22) apartments: (12) studios and (10) 1-bedroom apartment units.

This alternative proposes a 4-story structure with two internal stair cores that book-end an internal double-loaded corridor for access to all units from NW 65th Street.

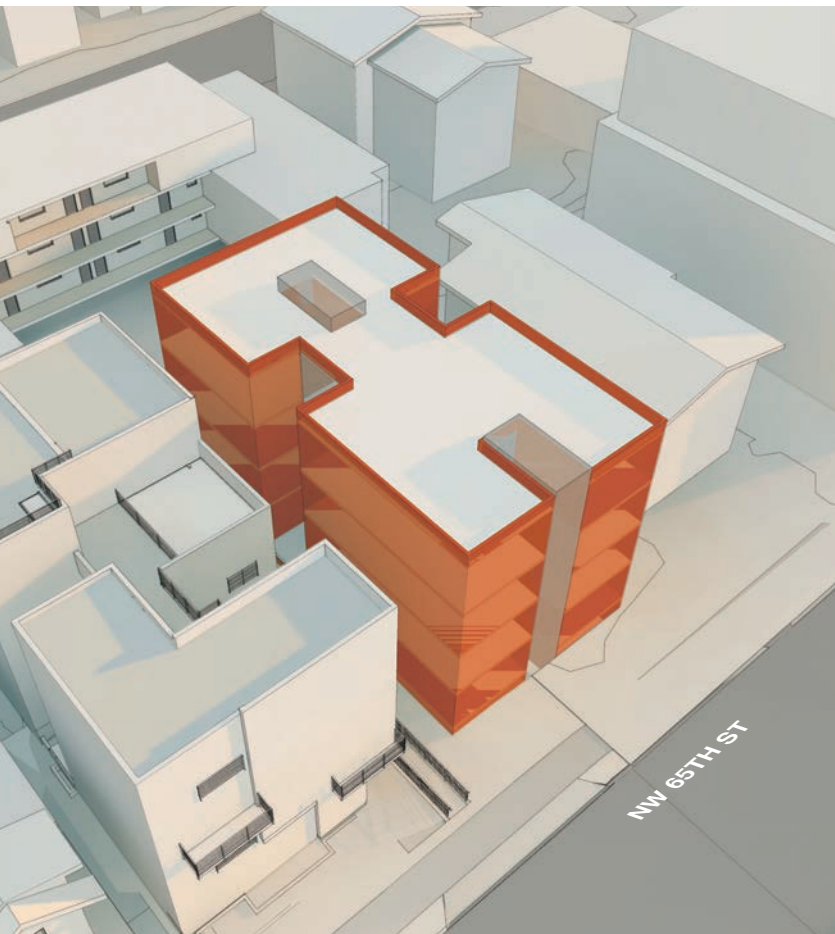
Two small open-air courtyards flank the double-loaded corridor near the center of the structure to provide additional light and air to the units and corridors and break up the proposed massing.

Advantages:

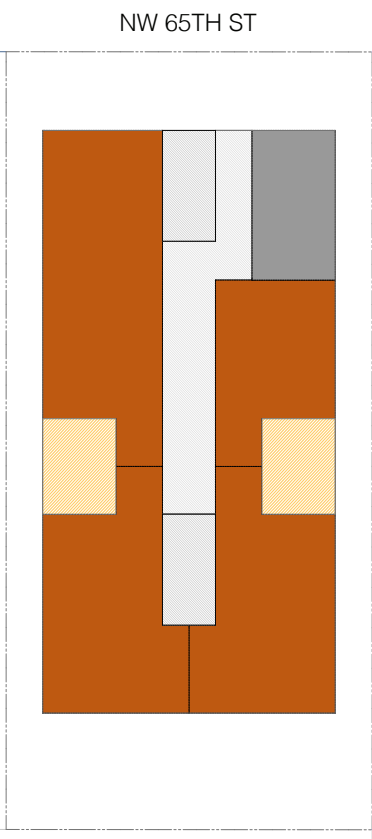
- Code compliant scheme
- Contextual building volume

Issues

- Courtyards are small and have little use other than access to light
- Lack of modulation gives monolithic quality along street
- Produces narrow units along the side facades.



View looking Southwest



Street Level Plan

### ALTERNATIVE 2

Alternative 2 is a scheme that proposes (22) apartments: (12) studios and (10) 1-bedroom apartment units.

Units are stacked in this 4-story proposal with access from NW 65th Street through an open-air courtyard. A portion of the courtyard and the walkway from NW 65th Street is covered in order to delineate the entry into the building.

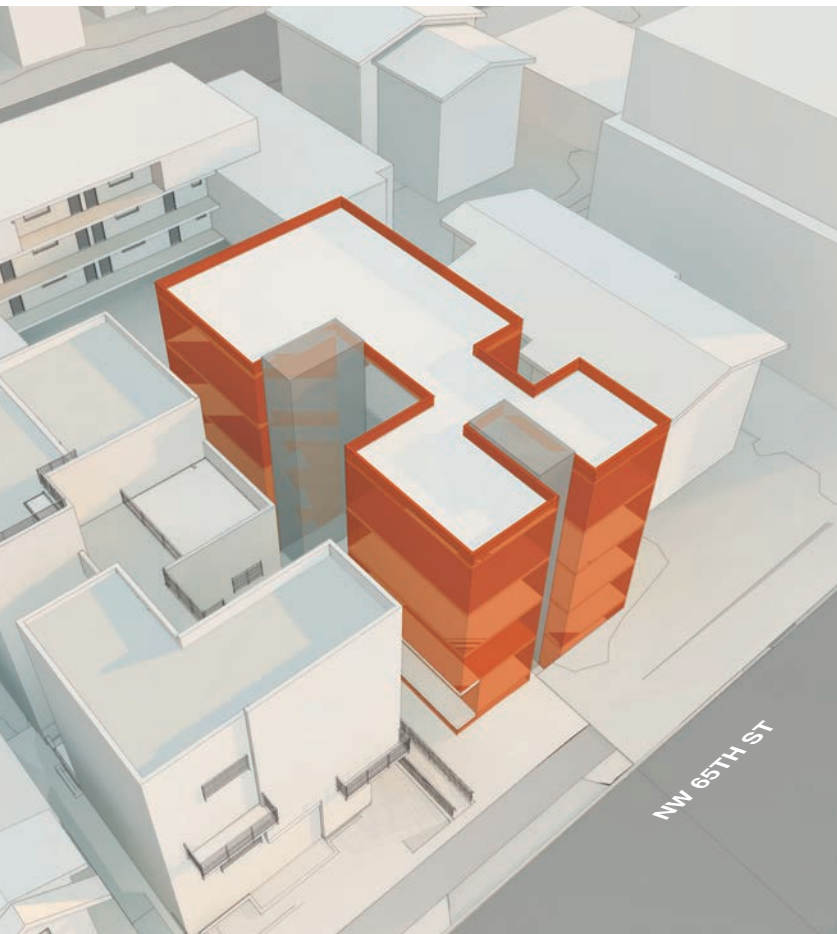
The north stair core is pushed into the building to provide modulation along the street facade. The south stair core is rotated to be along the courtyard in order to provide efficient access to the southern units and create wider units at the rear of the site.

Advantages:

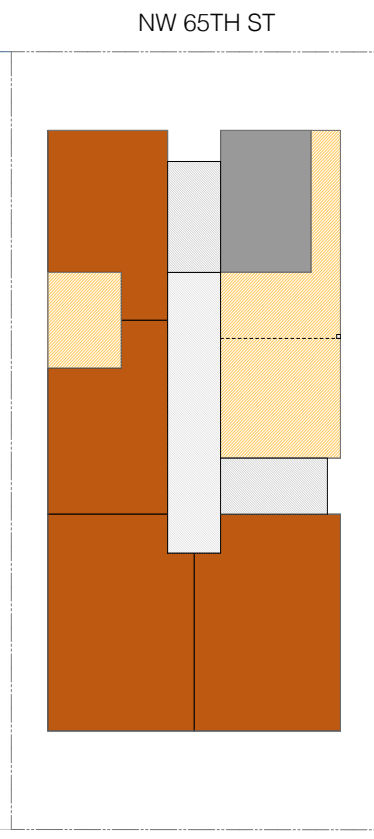
- Stair at street facade is shifted to provide articulation.
- Courtyard is connected to the street
- Larger courtyard reduces massing along east side in response to adjacent apartment structure

Issues

- West courtyard has little use other than access to light
- Little modulation in courtyard
- North stair core visible at street facade instead of limiting access to light and air for the units
- Departures requested for rear setback and common amenity area.



View looking Southwest



Street Level Plan

### ALTERNATIVE 3 (PREFERRED)

Alternative 3 is a scheme that proposes (22) apartments: (13) studios and (9) 1-bedroom apartment units. All units take access from the central space on each level through exterior walkways.

The central courtyard is expanded both in the north-south and east-west direction. The unit west of the courtyard is removed at the first floor level in order to provide a covered outdoor space. An exterior open stair connects to the east and creates a more dynamic courtyard and building massing. The enlarged courtyard is directly accessed from the street.

Exterior walkways that act as the building's circulation spine create further modulation at the courtyard and gives direct visual access to the courtyard from the middle units.

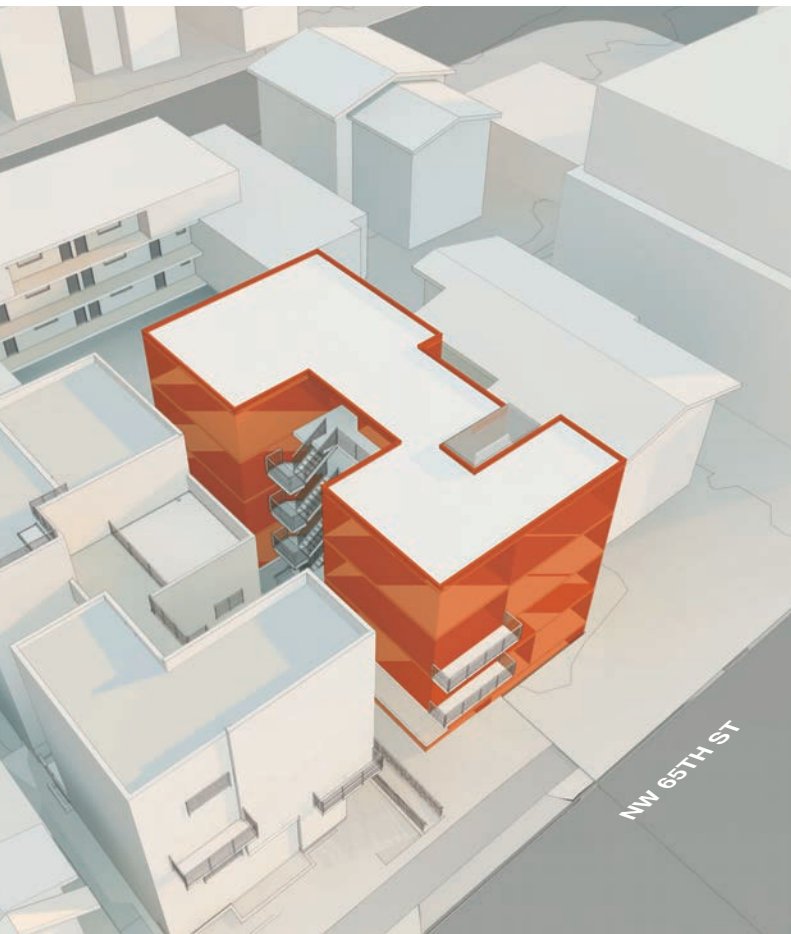
Balconies are added to the north and south facade to provide additional modulation at the street and back of the building.

Advantages:

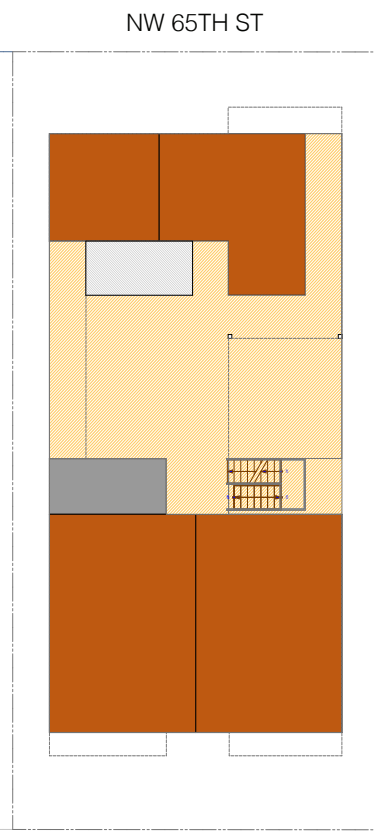
- Massing is reduced by: 1/ making circulation exterior at the courtyard, 2/ removing a unit at the courtyard level, 3/ addition of balconies and shifting volumes along the north facade
- Courtyard is contextually responsive to adjacent apartment structure to the east.
- North stair is shifted and rotated into building to maximize access to light and air at street for north units and eliminate blank wall segments from the stair.
- Courtyard is connected to the street

Issues

- Departures requested for facade length on west side, rear setback, and common amenity area.



View looking Southwest



Street Level Plan



## ALTERNATIVE 1 (CODE COMPLIANT)

Alternative 1 is a code compliant scheme that proposes (22) apartments: (12) studios and (10) 1-bedroom apartment units.

This alternative proposes a 4-story structure with two internal stair cores that book-end an internal double-loaded corridor for access to all units from NW 65th Street.

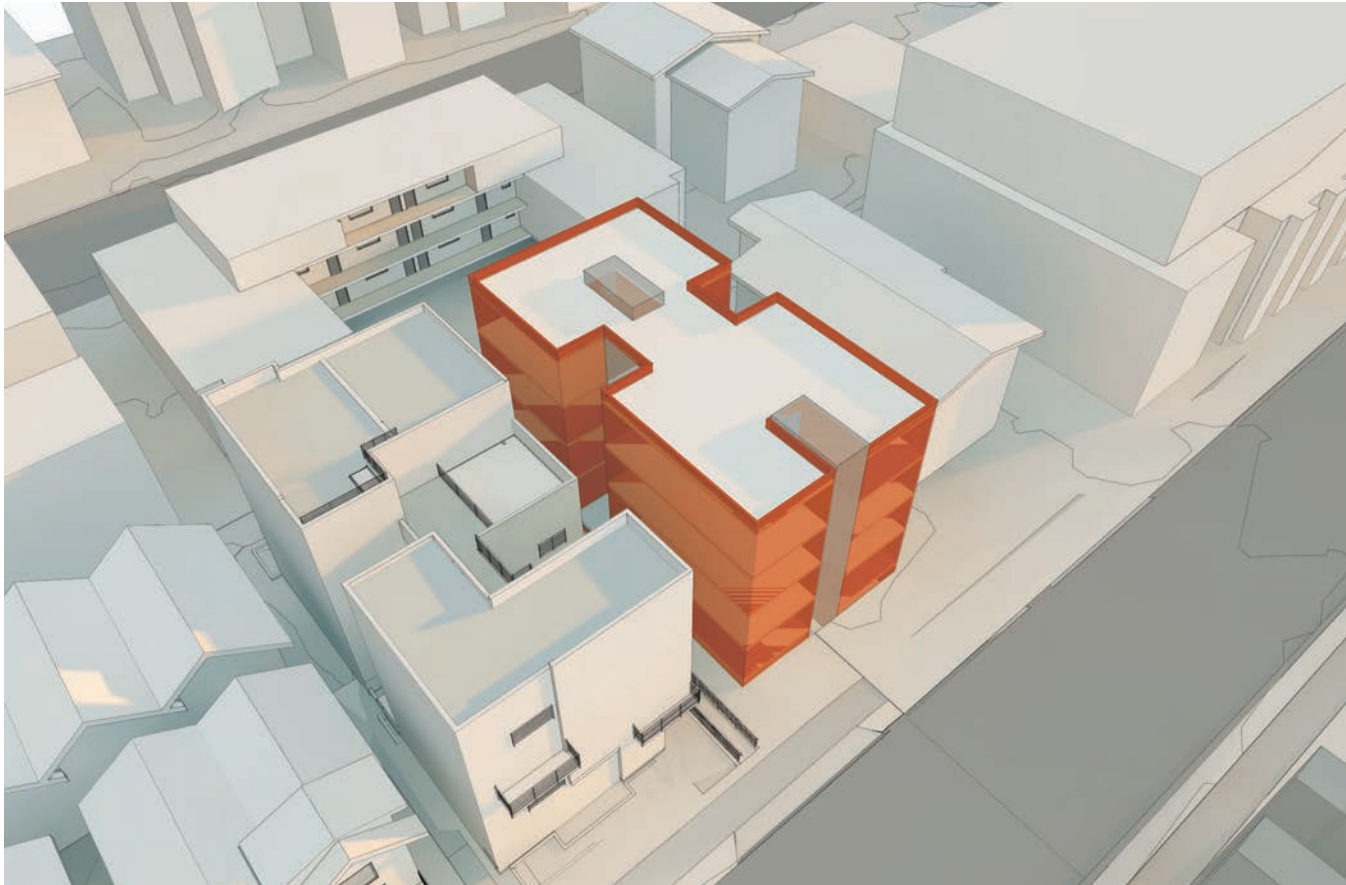
Two small open-air courtyards flank the double-loaded corridor near the center of the structure to provide additional light and air to the units and corridors and break up the proposed massing.

Advantages:

- Code compliant scheme
- Contextual building volume

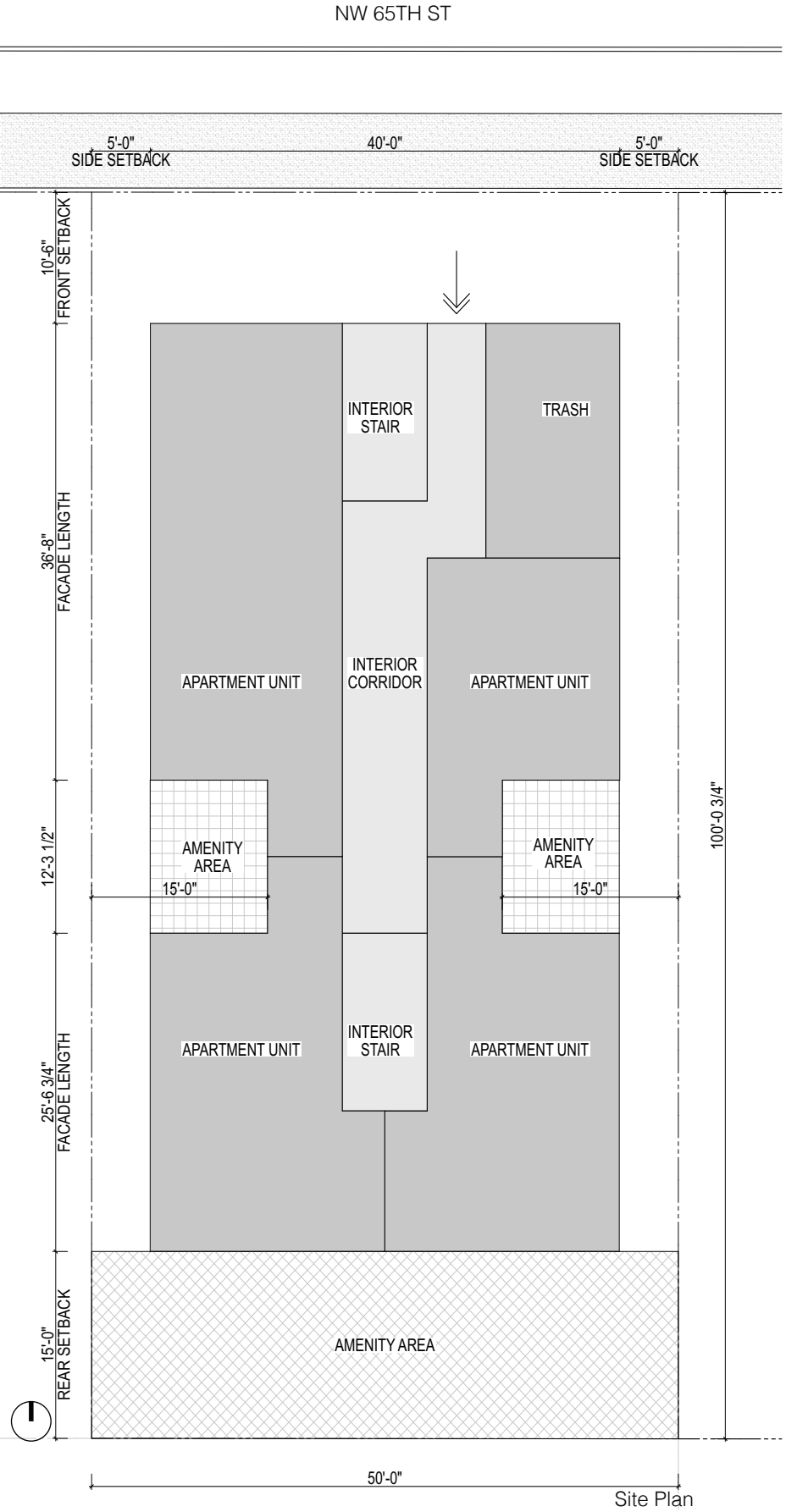
Issues

- Courtyards are small and have little use other than access to light
- Lack of modulation gives monolithic quality along street
- Produces narrow units along the side facades.

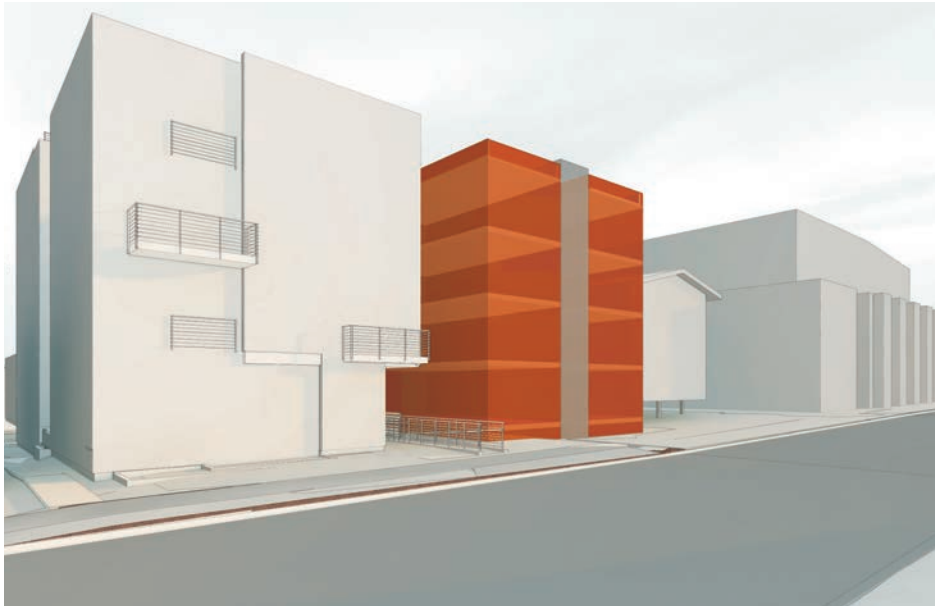


① View looking Southwest

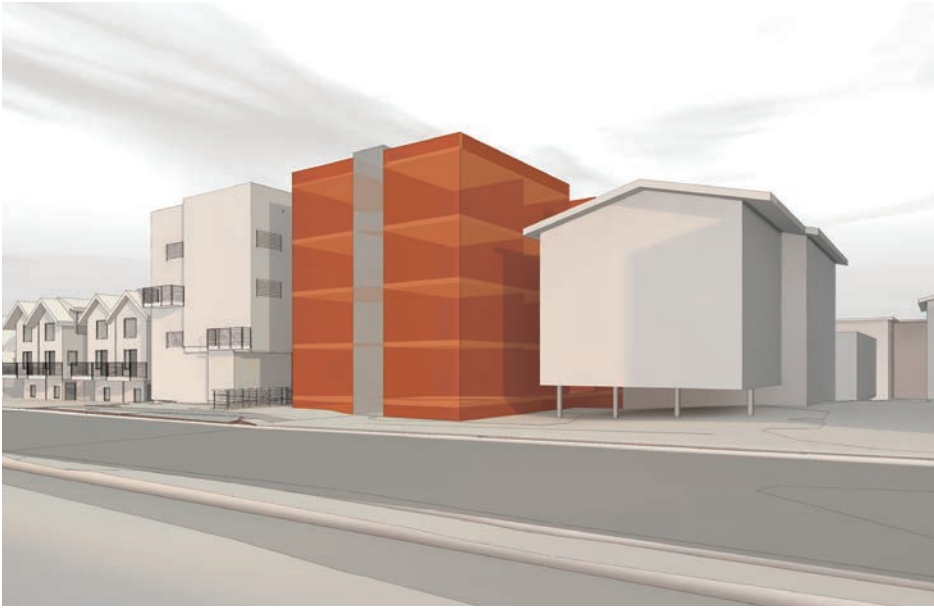
- New Structure Footprint at Grade
- Egress Stair
- Open Courtyard Space at Grade
- Open Space at Ground Level



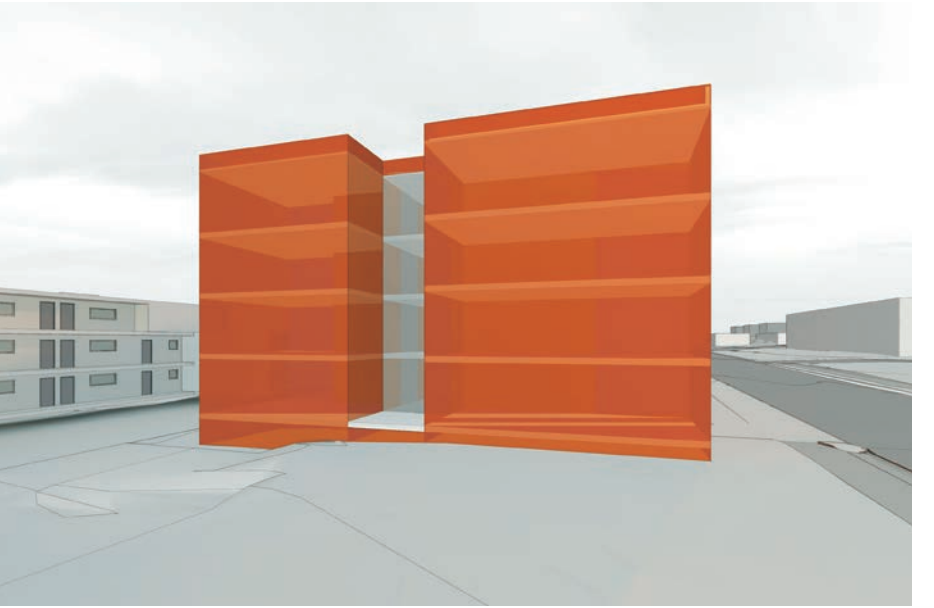
Site Plan



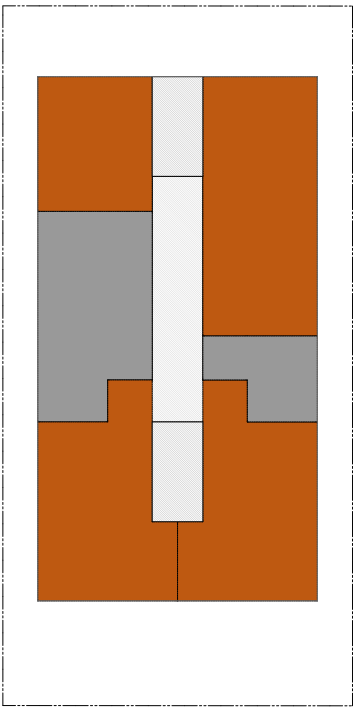
② View looking Southwest



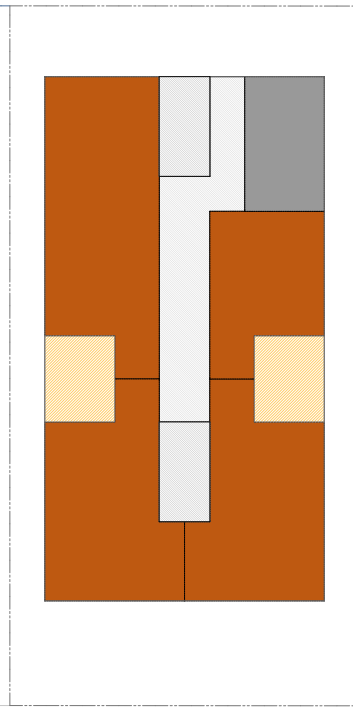
③ View looking Southeast



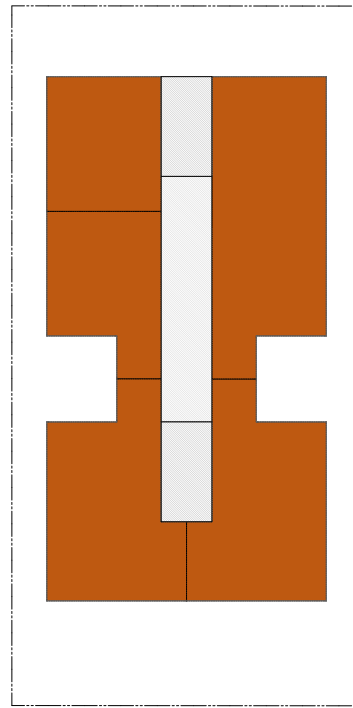
④ View looking West



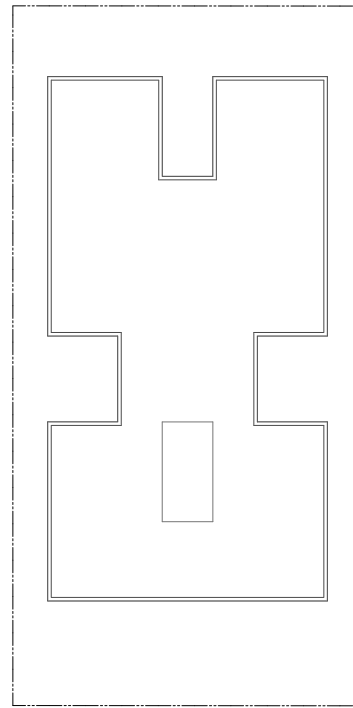
Basement Floor Plan



First Floor Plan

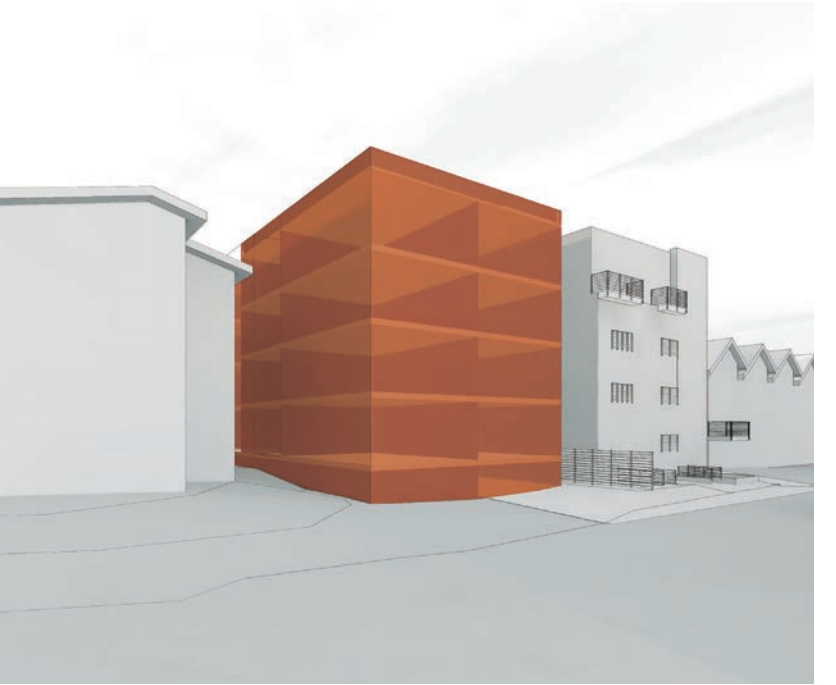


Typical Upper Floor Plan



Roof Plan

- Apartment Unit
- Storage/Service
- Interior Circulation



⑤ View looking Northeast



## ALTERNATIVE 2

Alternative 2 is a scheme that proposes (22) apartments: (12) studios and (10) 1-bedroom apartment units.

Units are stacked in this 4-story proposal with access from NW 65th Street through an open-air courtyard. A portion of the courtyard and the walkway from NW 65th Street is covered in order to delineate the entry into the building.

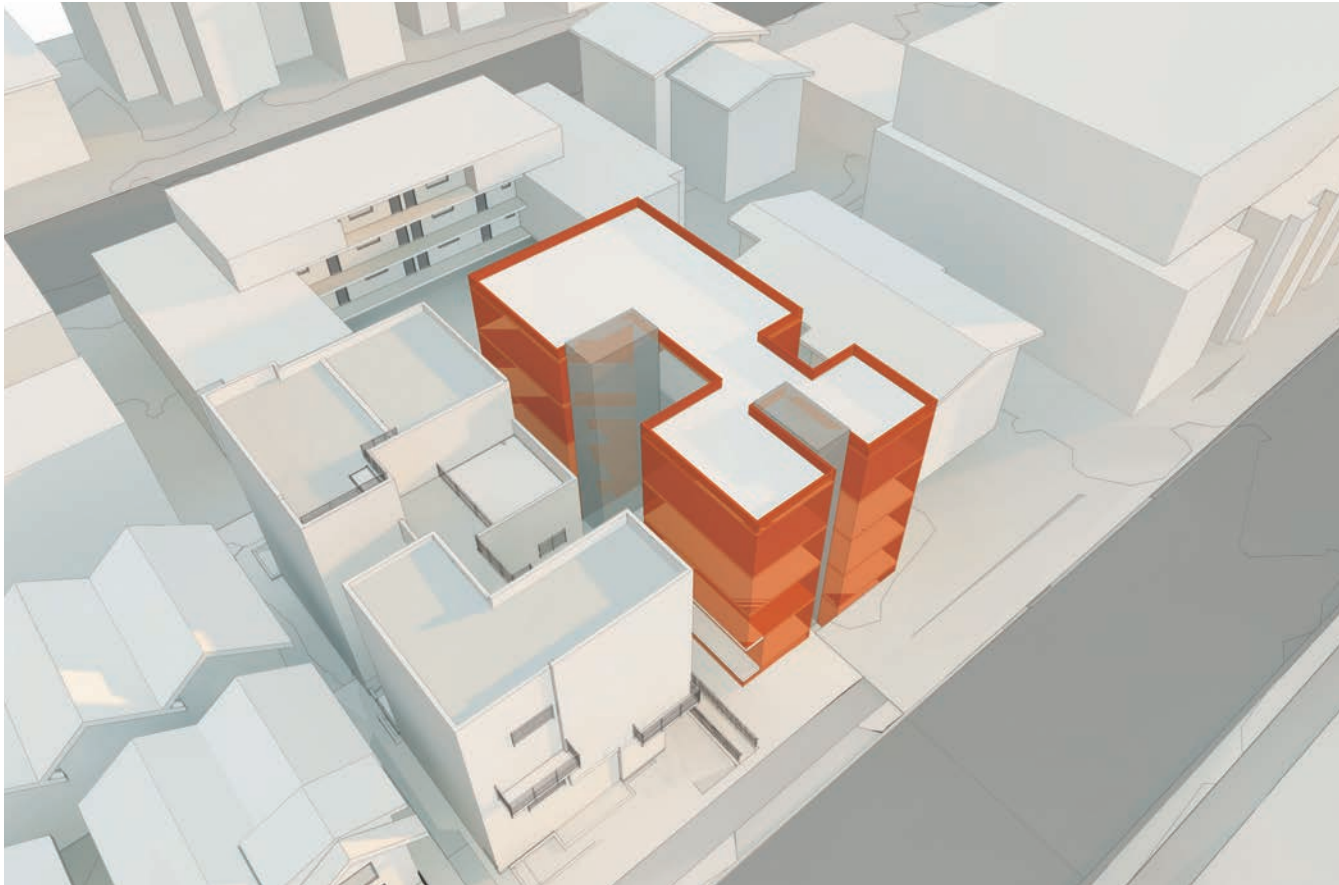
The north stair core is pushed into the building to provide modulation along the street facade. The south stair core is rotated to be along the courtyard in order to provide efficient access to the southern units and create wider units at the rear of the site.

### Advantages:

- Stair at street facade is shifted to provide articulation.
- Courtyard is connected to the street
- Larger courtyard reduces massing along east side in response to adjacent apartment structure

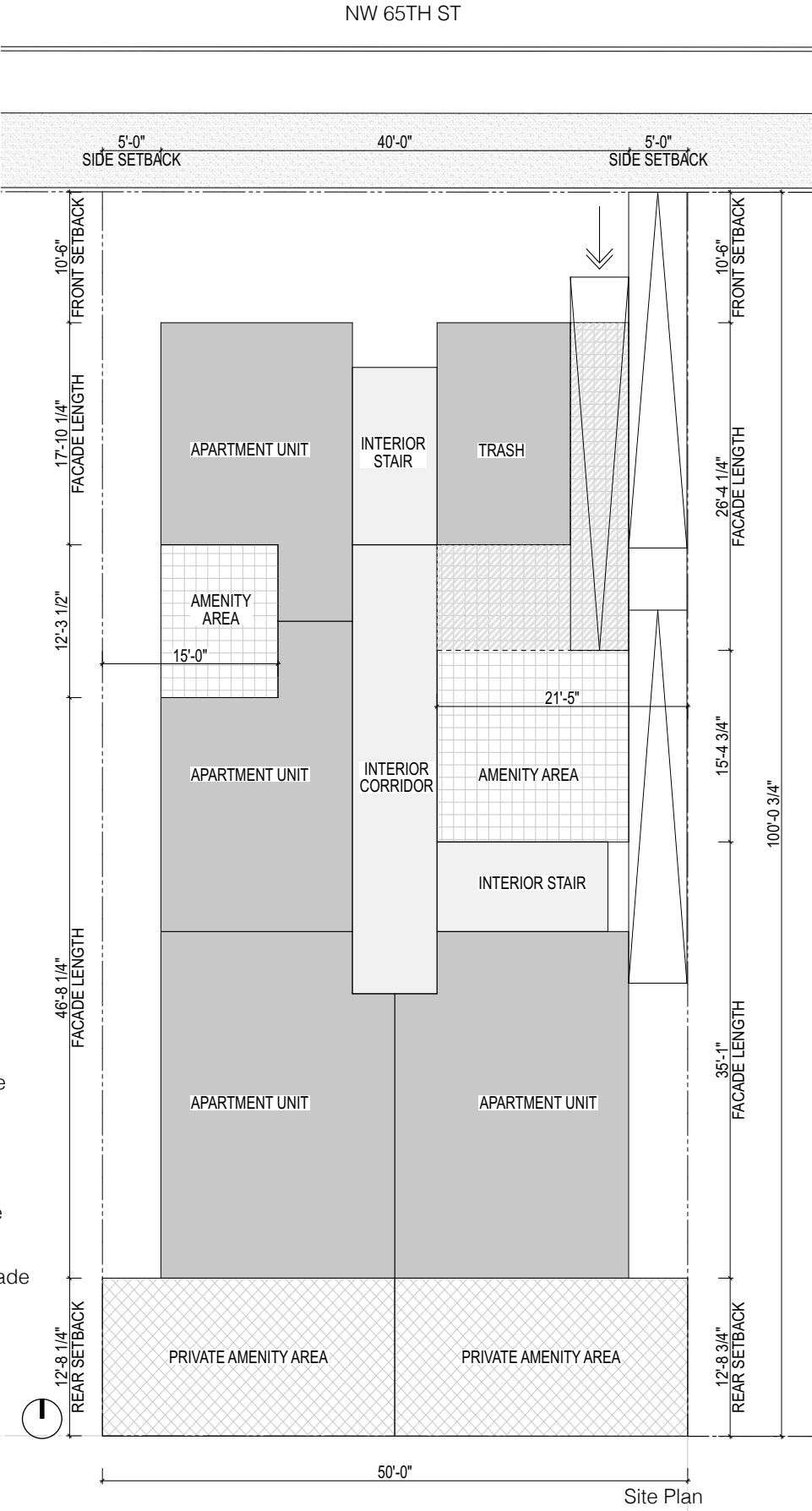
### Issues

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- Little modulation in courtyard
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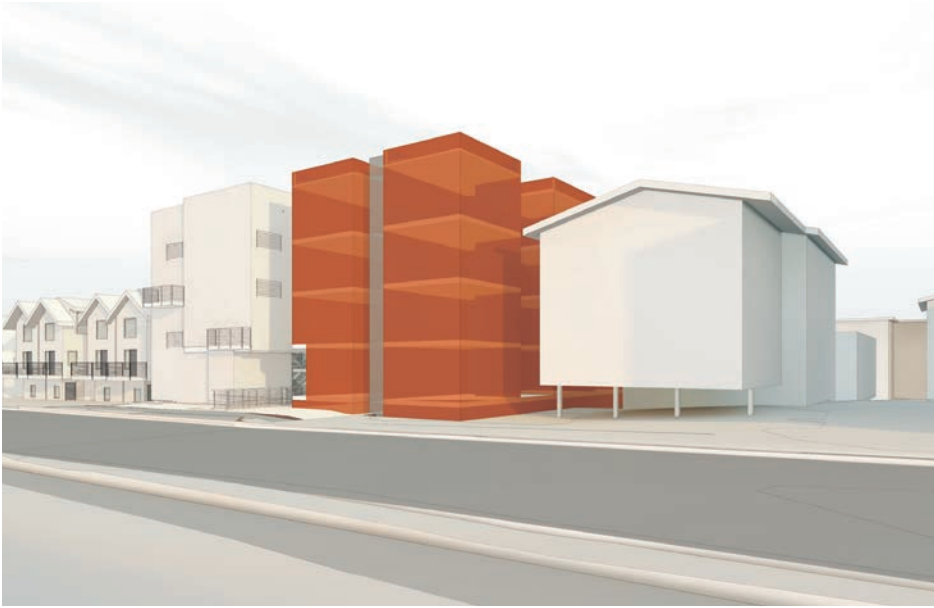


① View looking Southwest

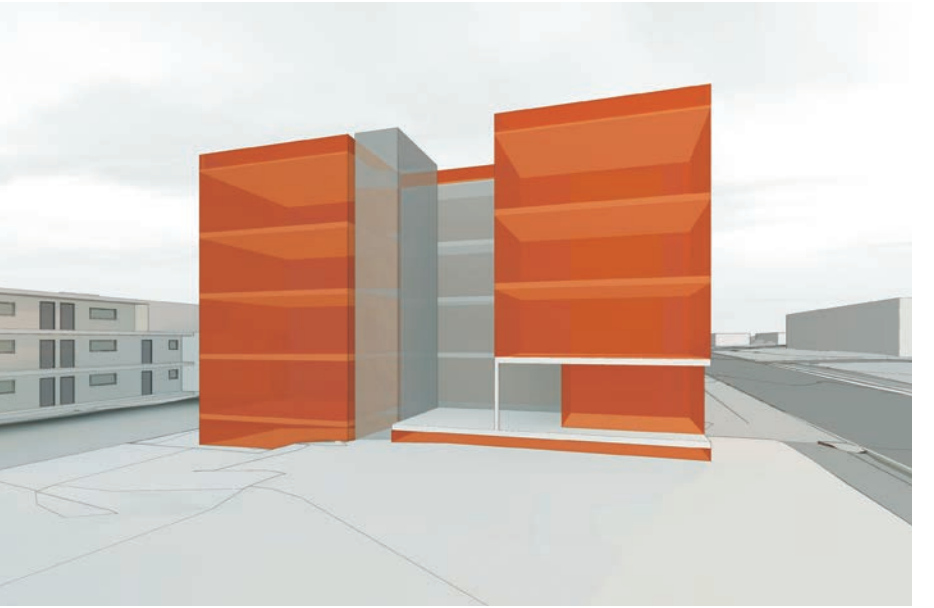
- New Structure Footprint at Grade
- Egress Stair
- Open Courtyard Space at Grade
- Covered Courtyard Space at Grade
- Open Space at Ground Level



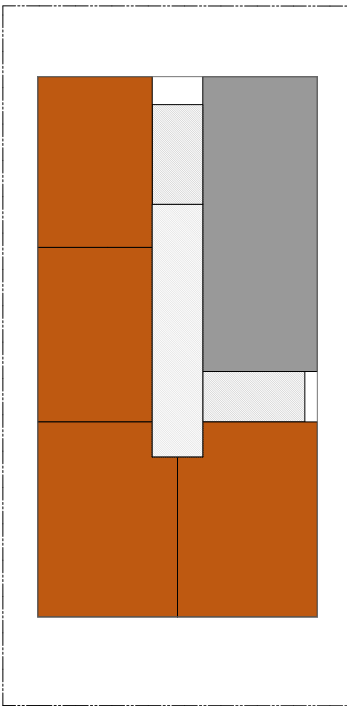
② View looking Southwest



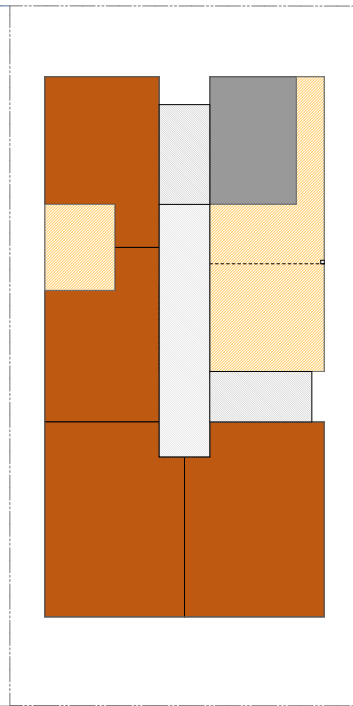
③ View looking Southeast



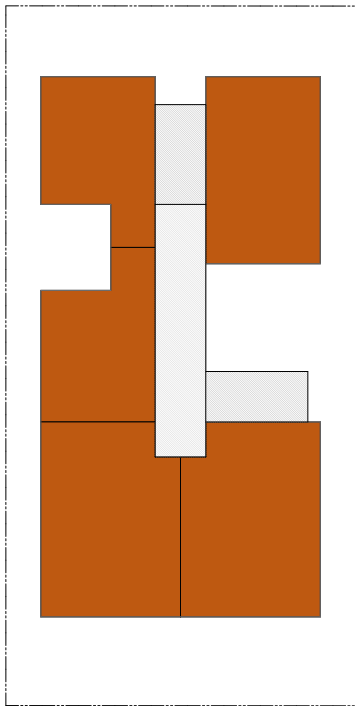
④ View looking West



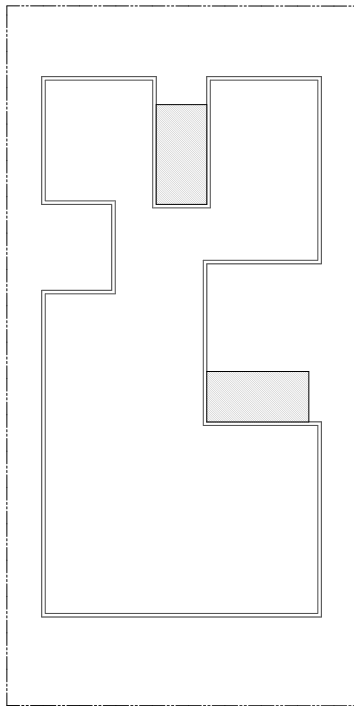
Basement Floor Plan



First Floor Plan

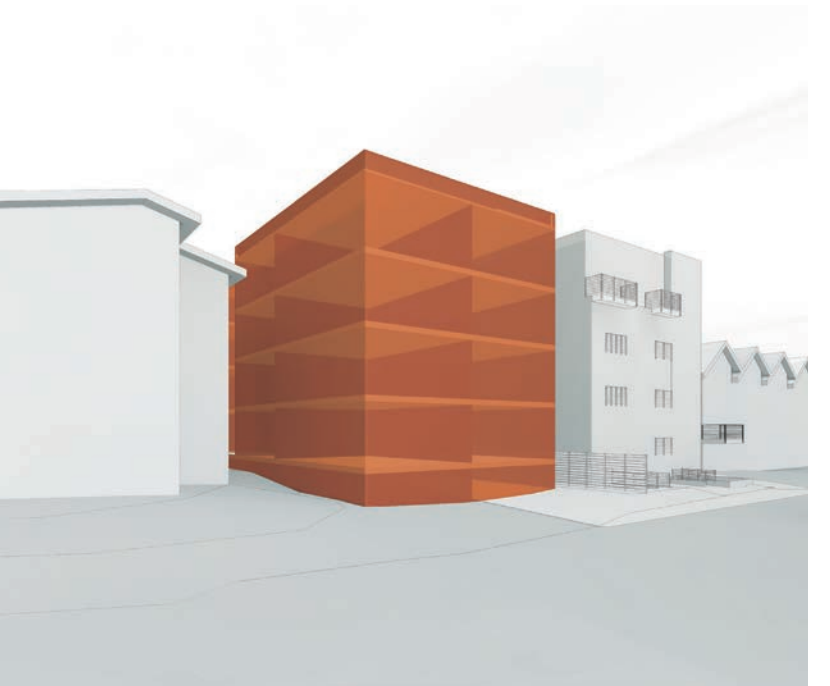


Typical Upper Floor Plan



Roof Plan

- Apartment Unit
- Storage/Service
- Interior Circulation
- Elevated Apartment Unit



⑤ View looking Northeast



## ALTERNATIVE 3 (PREFERRED)

Alternative 3 is a scheme that proposes (22) apartments: (13) studios and (9) 1-bedroom apartment units. All units take access from the central space on each level through exterior walkways.

The central courtyard is expanded both in the north-south and east-west direction. The unit west of the courtyard is removed at the first floor level in order to provide a covered outdoor space. An exterior open stair connects to the east and creates a more dynamic courtyard and building massing. The enlarged courtyard is directly accessed from the street.

Exterior walkways that act as the building's circulation spine create further modulation at the courtyard and gives direct visual access to the courtyard from the middle units.

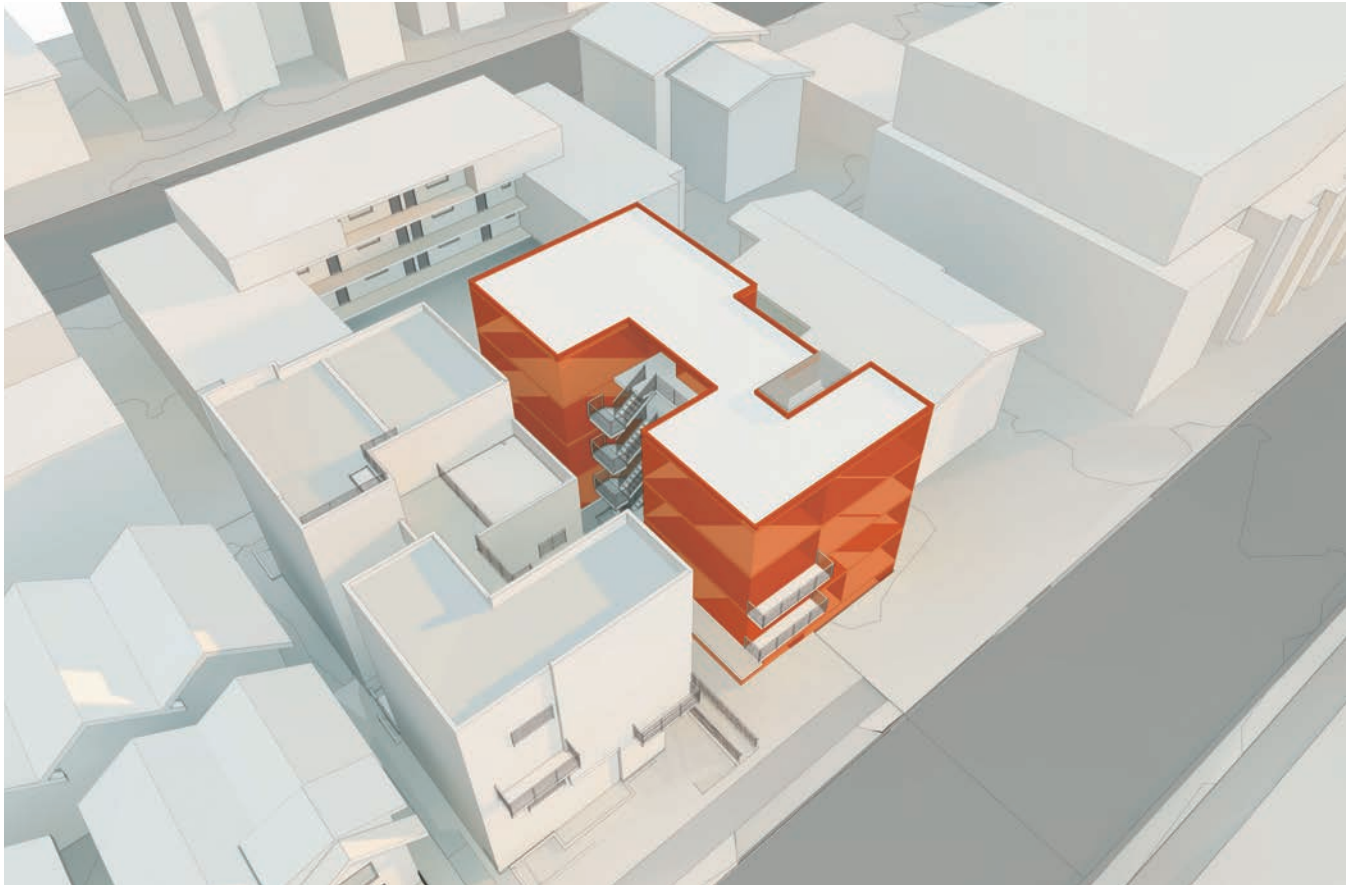
Balconies are added to the north and south facade to provide additional modulation at the street and back of the building.

### Advantages:

- Massing is reduced by: 1/ making circulation exterior at the courtyard, 2/ removing a unit at the courtyard level, 3/ addition of balconies and shifting volumes along the north facade
- Courtyard is contextually responsive to adjacent apartment structure to the east.
- North stair is shifted and rotated into building to maximize access to light and air at street for north units and eliminate blank wall segments from the stair.
- Courtyard is connected to the street

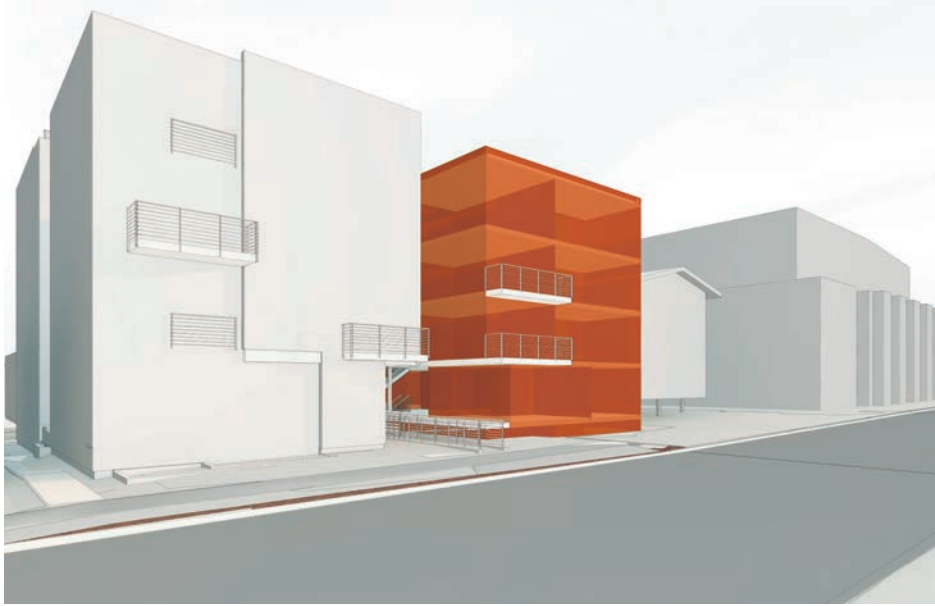
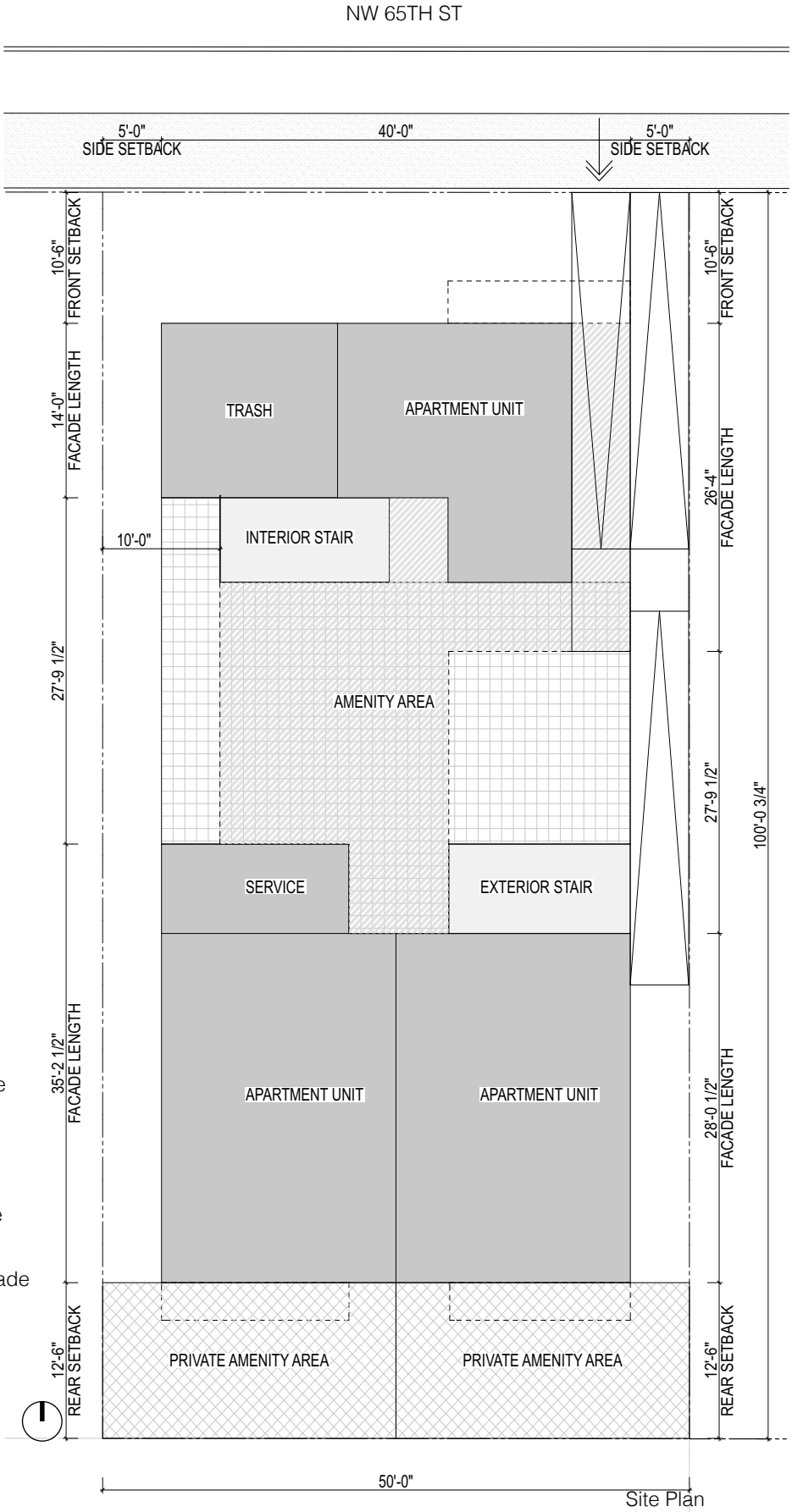
### Issues

- Departures requested for facade length on west side, rear setback, and common amenity area.



① View looking Southwest

- New Structure Footprint at Grade
- Egress Stair
- Open Courtyard Space at Grade
- Covered Courtyard Space at Grade
- Open Space at Ground Level
- Deck Above Grade



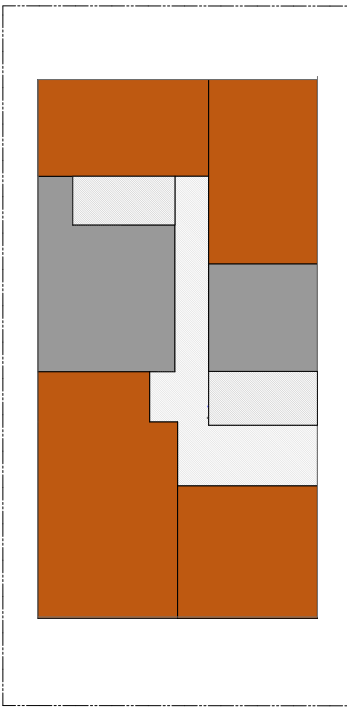
② View looking Southwest



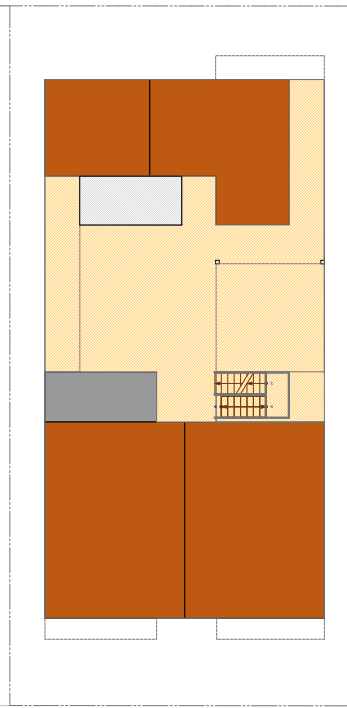
③ View looking Southeast



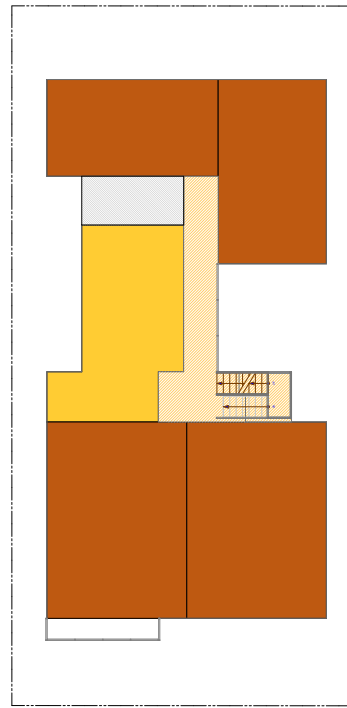
④ View looking West



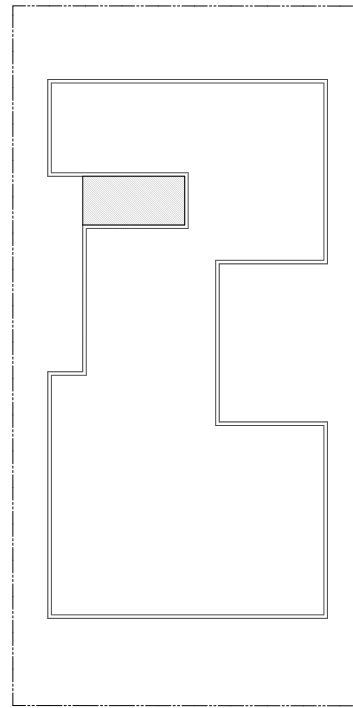
Basement Floor Plan



First Floor Plan



Typical Upper Floor Plan



Roof Plan

- Apartment Unit
- Storage/Service
- Interior Circulation
- Elevated Apartment Unit



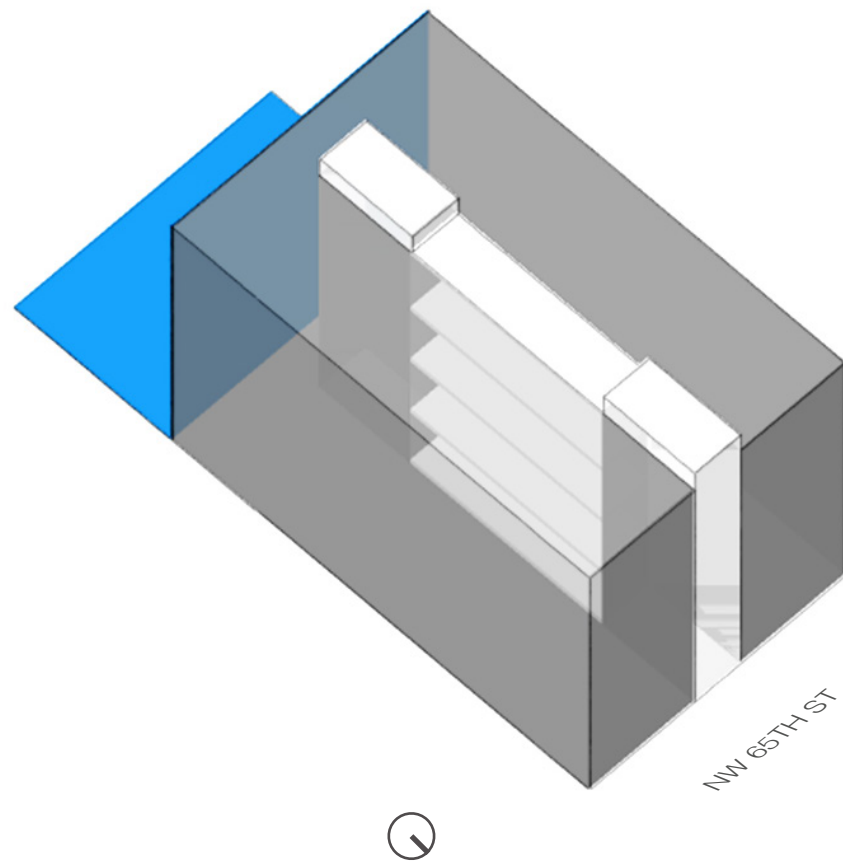
⑤ View looking Northeast



## PROJECT EVOLUTION

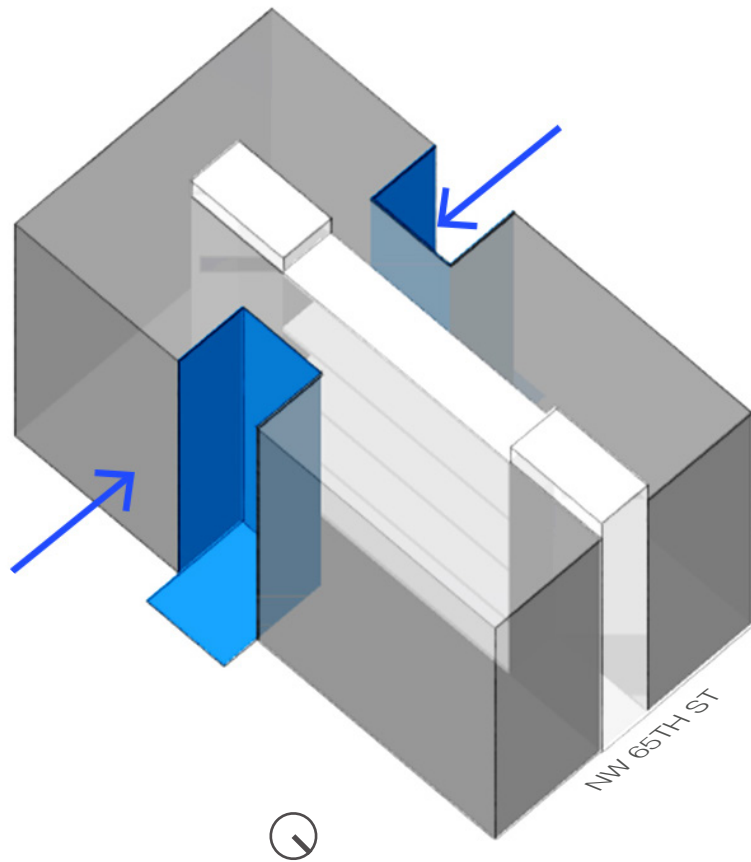
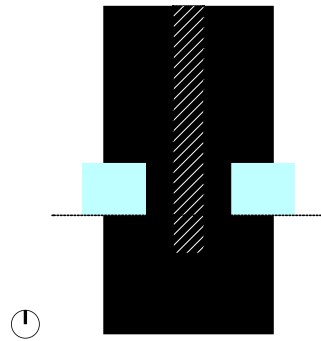
### SOLID MASSING

Zoning Envelope responds to setbacks, facade length and height requirements.



### ALTERNATIVE 1

Exterior spaces are carved out of solid massing to both increase access to light and air at the center of the site and provide a more articulated massing solution with relief along the side facades.

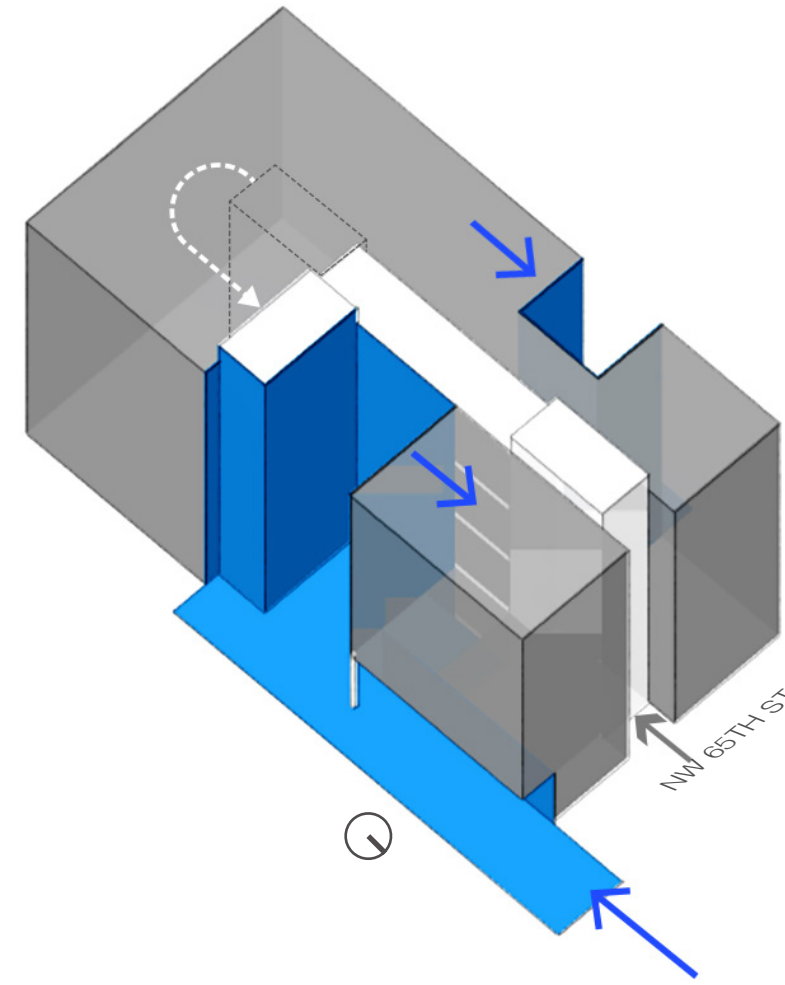
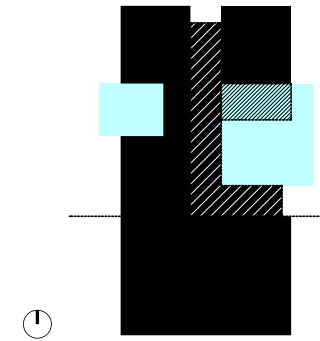


### ALTERNATIVE 2

North stair core is shifted into the massing to create modulation and reduce massing at the street.

South stair core is rotated to create wider units at the rear of the site.

The northeast building volume is reduced to enlarge the courtyard and provide a direct visual and physical connection between the streetscape and the courtyard at the center of the site.

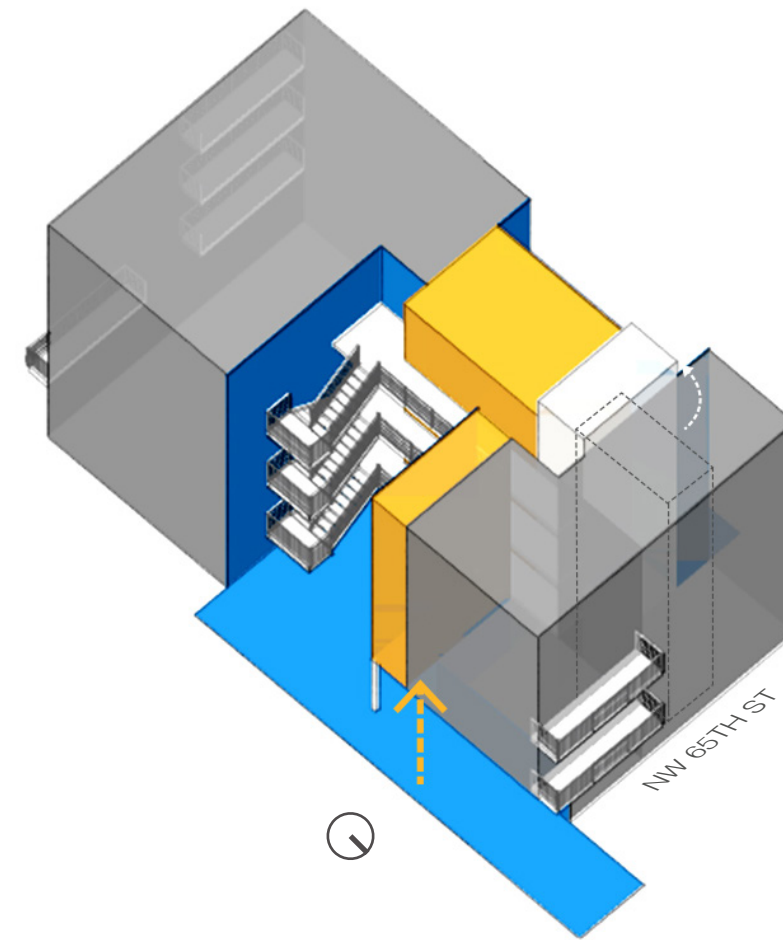
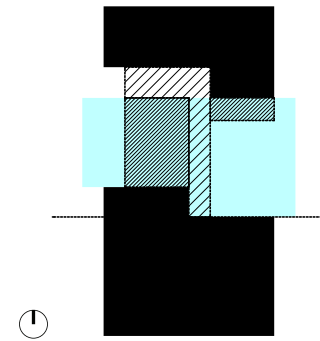


### ALTERNATIVE 3 (PREFERRED)

The courtyard stair and building corridors are made exterior to activate the courtyard and provide a more articulated design at the center of the site.

Unit balconies add articulation to the front (street) and rear facades and provide opportunities for eyes on the street and rear amenity area.

The courtyard is enlarged by removing building at the ground floor as identified in the diagrams to the left (blue area) and below (yellow volumes), creating a more dynamic project.

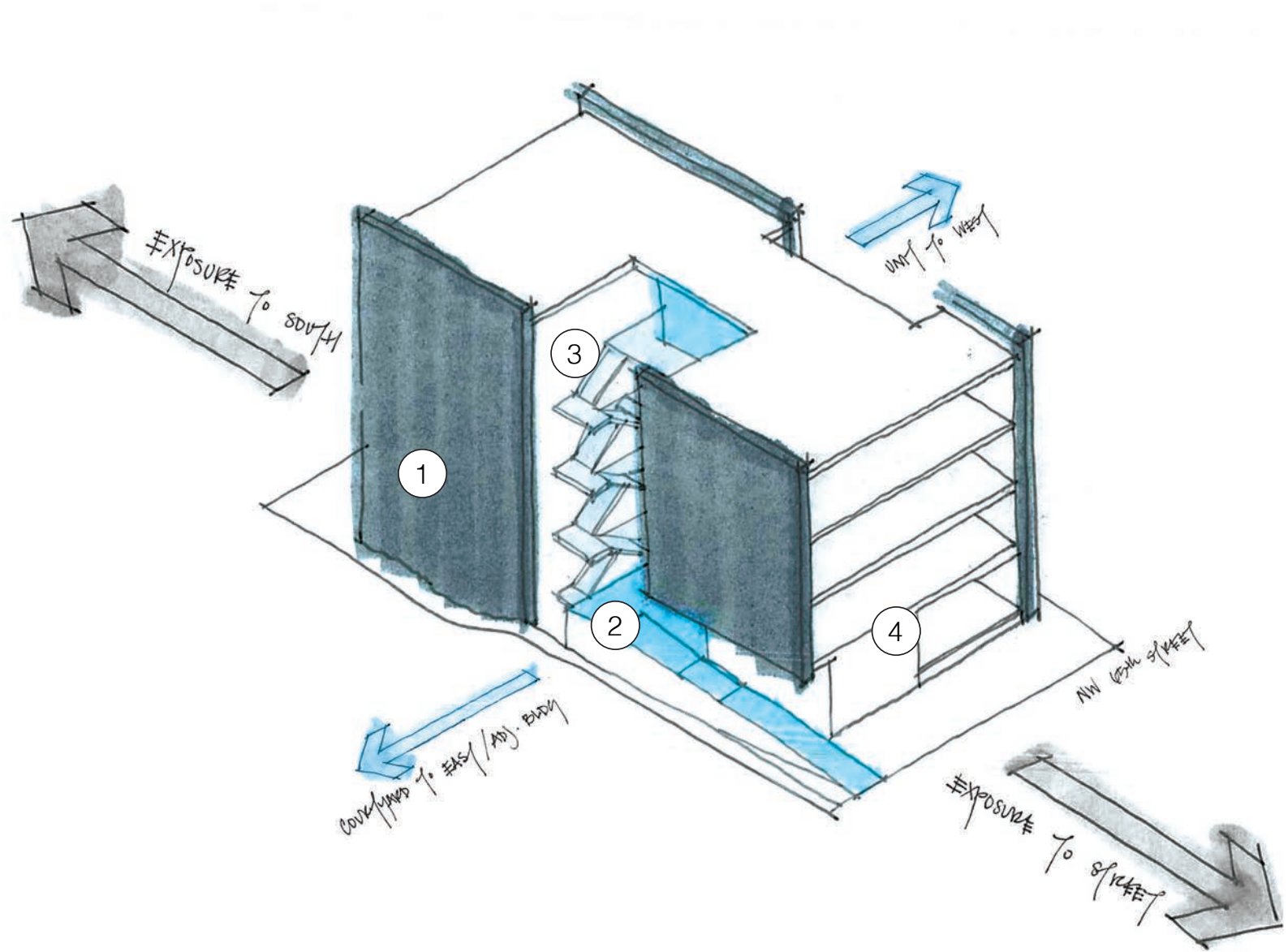




# SCHEMATIC DESIGN STRATEGY

The design team explored a schematic design strategy for the preferred scheme, Alternative 3, based on supporting relationships to the surrounding context and internal building organization.

Examples of specific building elements highlight the key aspects of the proposed design strategy, particularly exterior glazing and surface organization as well as courtyard articulation. These elements seek to add visual interest to the proposal and create an identifiable solution.



## 1/ HORIZONTAL EDGE-DEFINING PLANES



**115 BUILDING**  
Graham Baba Architects  
Seattle, Washington

## 2/ VISUAL MOVEMENT IN COURTYARD



**RICHARDSON APARTMENT**  
David Baker + Partners  
San Francisco, California

## 3/ EXTERIOR STAIR ARTICULATION



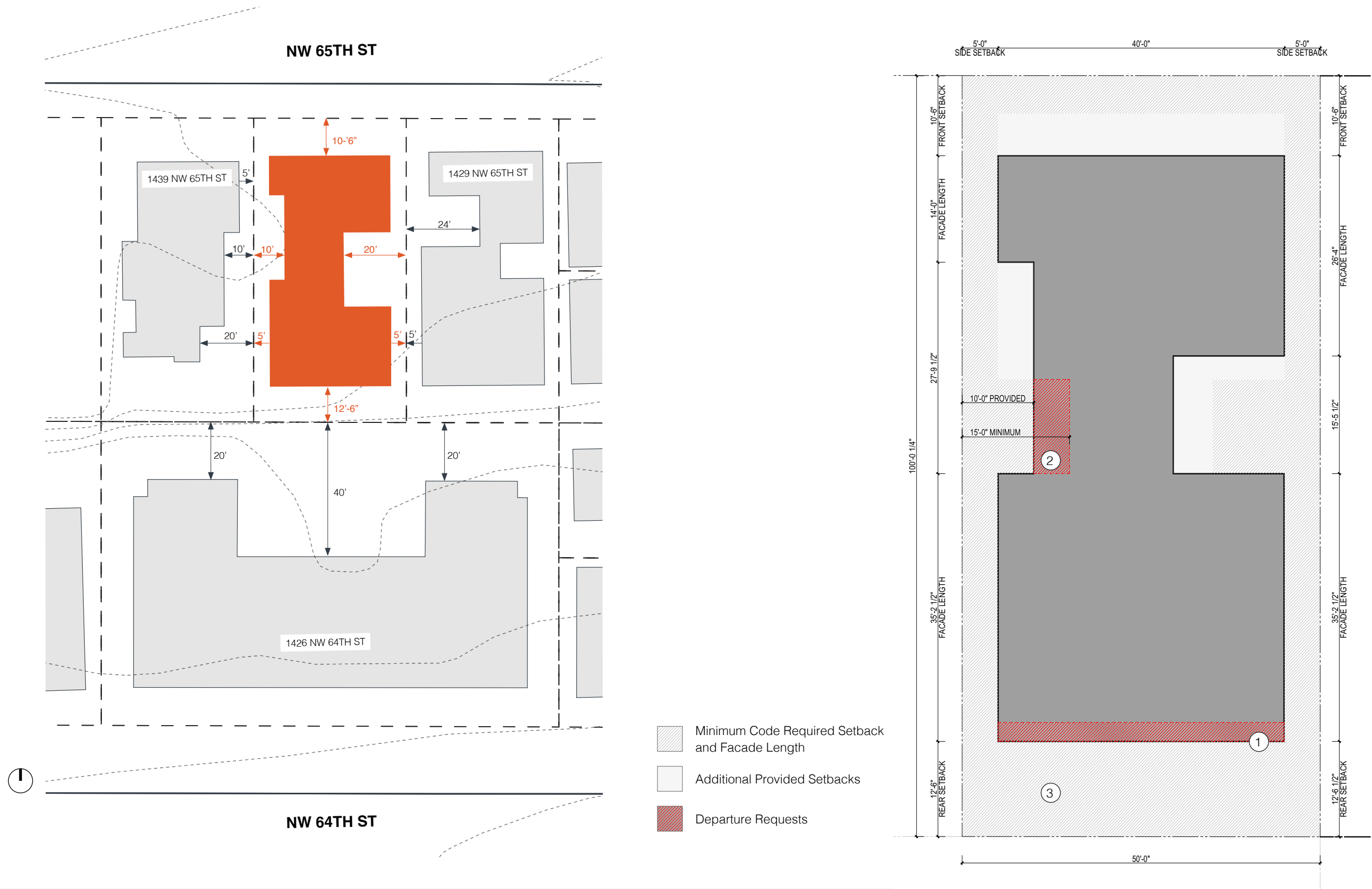
**VALLECAS 47**  
Estudio UNTERCIO  
Madrid, Spain

## 4/ RHYTHMIC VERTICAL WINDOW PATTERN



**CORDOBA-REURBANO PENTHOUSE**  
Cadaval & Sola-Morales  
Mexico City, Mexico





## DEPARTURE MATRIX

ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORT DESIGN GUIDANCE
1	<b>REAR SETBACK</b> SMC 23.45.518.B	15'-0" WITHOUT ALLEY	12'-6" FOR A WIDTH OF 40'-0"	2'-6" REDUCTION	The rear setback reduction results from a combination of site strategies:  1. Shifting the entire structure to the south to provide an increased front setback to respond to the position of structures on adjacent sites and provide ample clearance to overhead high voltage power lines. 2. The creation of a large courtyard that opens up the center of the site to provide relief within the proposed design at all floors. This strategy reduces the height, bulk and scale at the center of the site and provides more light and air to adjacent sites. 3. The proposed rear setback is consistent with adjacent structures on both sides. 4. The adjacent apartment building to the south provides a large setback in this location for its surface parking lot, reducing any potential impact on the neighbors to the rear. 5. The recently completed, adjacent apartment building to the east provides a similar strategy at the center of its site.	CS2.B.Adjacent Sites, Streets, and Open Spaces CS2.C.Relationship to Block CS2.D.Height, Bulk, and Scale PL1.A.Network of Open Spaces DC2.A.Massing DC2.D.Scale and Texture DC3.A.Building-Open Space Relationship
2	<b>WEST FACADE LENGTH</b> SMC 23.45.518.B	65% (65'-0") MAX WITHIN 15'-0" OF SIDE LOT LINE	77.5% (77'-6") THAT IS WITHIN 15'-0" OF SIDE LOT LINE  49.5% (49'-6") IS 5'-0" FROM SIDE LOT LINE AND 28% (28'-0") IS 10'-0" FROM SIDE LOT LINE	12.5% (12'-6") INCREASE IN LENGTH	The increase in facade length results from creating a dynamic approach to massing for the infill site. The courtyard strategy described above results in a code compliant facade length on the east side of the structure, with a proposed 62% facade length. The proposed central courtyard that relates to the adjacent building's courtyard space and activates the center of this proposed development.  In addition, the facade length departure request results from creating a modulated west side facade, with 28 feet of the facade a minimum of 10 feet from the adjacent property line. Less than 50 feet of the facade is located at the minimum 5-foot setback from the adjacent property line  The facade length proposed along the west side is only at the top three floors with the entire center at the first floor open for the internal courtyard. The facade length proposed at the first floor is only 49'-2 1/2" or 50%, resulting in 2,661 square feet of total facade area at all floors that contributes to facade length. In comparison, a compliant scheme at all four floors would result in 2,470 square feet of facade area that contributes to facade length. When viewed over the entire area of the facade length area proposed the result is 70% facade length or a 5% increase over the code maximum.	CS2.C.Relationship To Block CS2.D.Height, Bulk, & Scale PL1.A.Network Of Open Spaces PL1.C - Outdoor Uses and Activities PL3.A.Street Level Interaction Entries DC2.A.Massing DC2.B.Architectural And Facade Composition
3	<b>COMMON AMENITY AREA</b> SMC 23.45.522.A2	50% MIN (625 SF) SHALL BE PROVIDED AT GRADE	AMENITY AREA PROVIDED IN COURTYARD DOES NOT MEET DEFINITION OF COMMON AMENITY AREA AT GRADE PER LAND USE CODE	AMENITY AREA IS NOT PROVIDED AS COMMON	The proposal locates a semi-public, slightly elevated courtyard at the center of the site where it can be more easily enjoyed by residents and visitors. This area does not comply with the definition of common amenity area per code. Combined with the exterior stair and walkways, the project creates a dynamic collection of open spaces that can be easily activated by residents and visitor. This allows the ground level amenity area to be provided for the private use of two basement level apartments at the rear of the site, a similar strategy to the recently completed apartment structure to the east.	DC1.A2.Gathering Places DC3.B4.Multifamily Open Space PL1.B3.Pedestrian Amenities PL1.C3.Year Round Activity



# DESIGN GUIDELINES

## CONTEXT AND SITE

### CS1 NATURAL SYSTEMS & SITE FEATURES

#### B - Sunlight and Natural Ventilation

The proposal is located an infill site between a 22-unit apartment building to the east and a 5-unit apartment building to the west. All proposals open up at the center of the structure to maximize individual unit's exposure to light and air and to adjacent sites.

#### C - Topography

The site is relatively flat with an approximate 3.5 foot slope from north to south. The rear portion of the lower and first floor shift down to accommodate this slope.

#### D - Plants and Habitats

There are no significant plants and habitat in this area. The proposal fills most of the development site with side setbacks to the east and west and a large rear setback at the south side. The setbacks combined with a generous courtyard will incorporate landscape elements.

### CS2 URBAN PATTERN & FORM

#### A - Location in the City and Neighborhood

This proposal is located in the Ballard neighborhood in the northwest area of Seattle. The proposal is a half block east of the busy arterial of 15th Avenue NW on the south side of NW 65th Street. The immediate vicinity consists of a mix of residential and commercial structures, as well as Ballard High School and playfield, which are located directly across from the site. The proposal is consistent with development in the neighborhood.

#### B. - Adjacent Sites, Streets, and Open Spaces

Located at an infill site on NW 65th Street, the site is bound by a 22-unit apartment building to the east and a 6-unit apartment building to the west. Adjacent to the site across NW 65th Street is the main entrance to Ballard High School with a large drop off/load area. The entry area to Ballard High School provides a large open area directly across from the site. To the east of the school is the large playfield. Directly behind the site is a 4-story, 18 unit apartment building constructed in 1964. The proposal creates an open multilevel courtyard at its center that responds well to the recently completed apartment to the east.

### CS2 URBAN PATTERN & FORM

#### C - Relationship to the Block

The proposal is located mid-block on NW 65th Street. With the exception of the northwest and southwest corners of the block, the entire block is fully developed currently. The northwest and southwest corners are commercial properties with large parking lots that create gaps in the otherwise fully built-out block. A proposal for a mixed-use development is currently in the entitlement process and in Design Review for the northwest corner lot of the block. This proposal will dramatically change the urban fabric of the block by providing a strong anchor at 15th Avenue NW.

The design proposal for this site will replace a small apartment structure with a 22-unit apartment building, adding a mix of one-bedroom and studio apartments to the Ballard Hub Urban Village. The proposed structure holds the edge of the street while breaking away at the northeast corner to create a highly visible and welcoming entry. The open center of the proposed alternatives creates relief for the neighboring properties at the center of the site.

### CS3 ARCHITECTURAL CONTEXT & CHARACTER

#### A - Emphasizing Positive Neighborhood Attributes

The proposal provides an approach to the massing that is contemporary and livable in a neighborhood of evolving architectural character. It is consistent with the adjacent existing multi-family residential structures to the south and east and incorporates shared amenity spaces at the street level internal to the site.



## PUBLIC LIFE

### PL1 CONNECTIVITY

#### PL1.A - Network of Open Spaces

The design proposes a network of open spaces on site, which provide a mix of shared and private experiences. This includes a more formal space at the front of the site, with planters adding a sense of definition. This connects from NW 65th Street to a variety of courtyard spaces, depending on the alternative. In Alternatives 2 and 3, it connects to the main open space, a shared courtyard at the street level and the first floor, accessible to all residents and visitors. It provides an opportunity for informal interaction between the building residents and visitors while providing a void at the center of the site that has both covered and uncovered spaces. The courtyard spaces connect to the two stairs of the project, which provide access to a series of open walkways in the preferred alternative, Alternative 3 or internal corridors in Alternatives 1 and 2. The rear open space of the site creates a more private area on the site, proposed to be a common space in Alternative 1 and private patio spaces for the two southern units at the basement level. This also creates a landscape buffer to the adjacent structure to the south. The front open space creates an open and welcoming entry area to the project across from the entry to the High School. The central and open exterior courtyard is visible from the street. This composition creates a dynamic and lively environment at the center of the site.

#### PL1.B - Walkways and Connections

A network of exterior walkways and decks connect the structure to the public realm at the sidewalk and within the project. They enliven the pedestrian realm and are a means of enhancing safety and security while signifying human scale occupation. The central open courtyard connects directly to the street and the exterior walkways are access from the courtyard through both an exterior and interior stair core.

#### PL1.C - Outdoor Uses and Activities

The site proposes a network of open spaces encouraging outdoor uses and activities. These include a shared central courtyard with a ramped connection to the street, shared exterior walkway, various private balconies, and private open spaces at the rear.

### PL2 WALKABILITY

#### PL2.A - Accessibility

The project will meet the requirements for accessibility according to ADA standards. A series of ramps provide access to the shared courtyard at the center of the site and the apartment units at the first floor and basement level.

#### PL2. B Safety and Security

Exterior walkways and decks will provide lines of sight throughout the building structure and to the street-scape along NW 65th Street. Lighting will provide sufficient illumination for pathways and entries without spillage on adjacent sites.

#### PL2.C - Weather Protection

Overhead weather protection is integrated into the overall building design. The building entry is protected by cantilevered floors above with additional weather protection internal to the site by the exterior walkways and other overhanging volumes.

#### PL2.D - Wayfinding

Clear and prominent wayfinding is integrated into the overall design. The exterior entry is clearly identified and visible from the street. All circulation is well organized and visible.

### PL3 STREET-LEVEL INTERACTION

#### PL3.A - Entries

The prominent entry at the northeast corner of the structure is clearly defined in a void carved out at the lower floors. A series of ramps lead residents and visitors into the central open courtyard at the first floor of the structure that is the site's exterior lobby.

#### PL3.B - Residential Edges

The first floor of the structure is raised slightly above the street level to create a visual and physical separation. The partially below grade lower level will be generously screened with landscaping at the street facing units. There are no private entries off of 65th, all residents will enter through a series of ramps from the street and enter a common courtyard before entering individual units. This generous entry sequence creates a buffer between the street and private entries and creates opportunities for interaction among residents.

### PL4 ACTIVE TRANSPORTATION

#### PL4.A - Entry Locations and Relationships

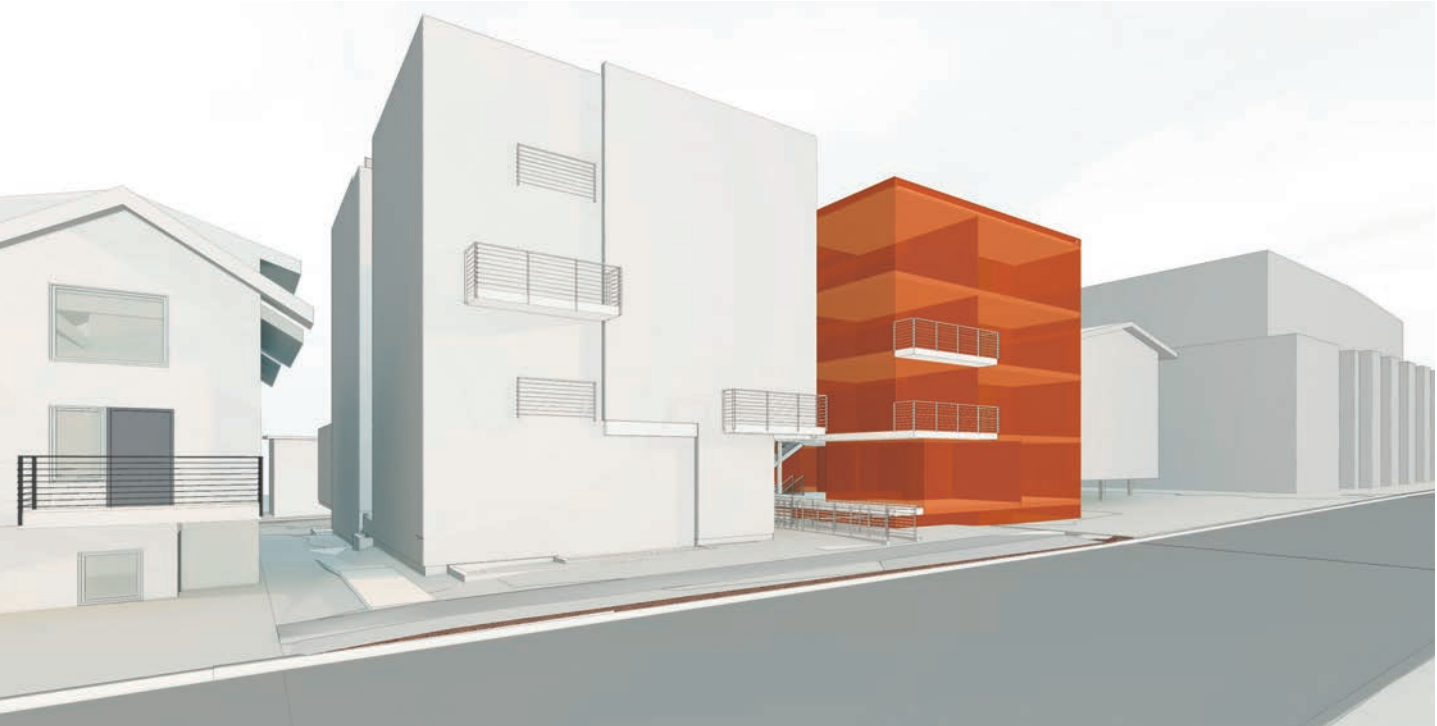
The primary residential entry is located on NW 65th St. Residents and visitors will have direct access to transit and adjacent retail along 15th Avenue NW.

#### PL4.B - Planning Ahead for Bicyclists

Bicycle parking will be provided in the lower level. Both spaces are accessible via ramps for convenient access.

#### PL4.C - Planning Ahead for Transit

The site is a half block east of 15th Avenue NW, a transit corridor connecting to downtown Seattle to the south and along NW 65th Street to the east.





DESIGN GUIDELINES

DESIGN CONCEPT

DC1 PROJECT USES & ACTIVITIES

A - Arrangement of Interior Uses

The arrangement of uses within the site is clearly expressed. Residential units front the street and rear of the site with a network of open spaces at the center. Nearly all circulation is exterior and therefore exposed for clarity of expression.

B - Vehicle Access and Circulation

The proposal provides no parking and therefore no vehicular access. All pedestrian access is from NW 65th Street through a network of ramps connecting to the central courtyard and basement level.

C - Parking and Service Uses

The proposal provides no parking. Trash, recycling and mail/ packaging reception will be provided in the courtyard, and bicycle storage will be provided in the basement level.



East Elevation showing central open courtyard and connection to NW 65th St

DC2 ARCHITECTURAL CONCEPT

A - Massing

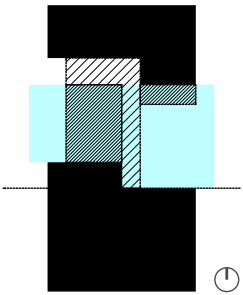
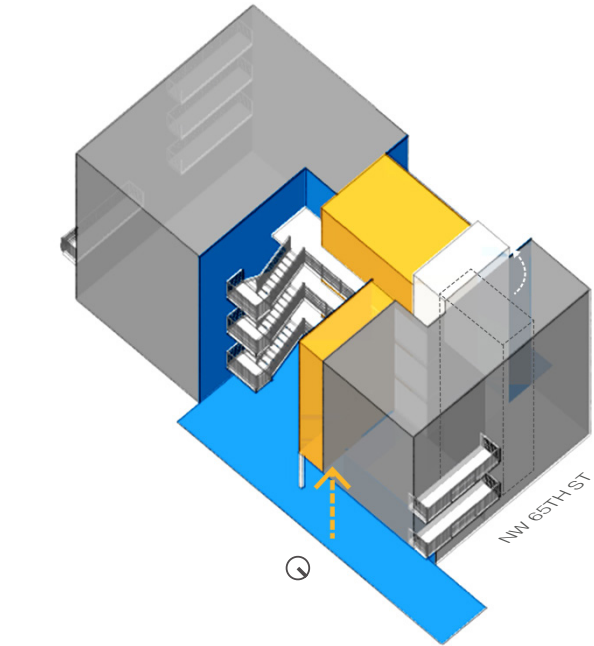
The site is a typical Seattle infill lot. It is approximately 50-feet wide facing the street and extends 100 feet deep into the block. Without an alley, the site is contained on all edges by existing structures. The massing proposal responds directly to this condition, seeking to create a dynamic and open center, protected by more static massing at its front and rear. The design strategy erodes the mass of the building at the center of the site. Modulation coupled with balconies and material variation will be utilized to further diminish the perceptible mass of the structure.

B - Architectural and Façade Composition

The design team has worked to generate a well-proportioned composition with special consideration of the street-facing façade. A system of exterior balconies, cantilevers, and massing modulation will be used to highlight specific volumes while maintaining a consistent language throughout the project. A dramatic central open space connects to the street through a walkway covered with a cantilevered volume to invite residents and visitors into the site. In the preferred alternative, the open courtyard includes an area completely open to the sky to the east side with a covered gathering space to the west beneath the stacked exterior circulation spine and units above.

C - Secondary Architectural Features

The design team is developing a compositional strategy that will employ decks, railings, parapets and cantilever treatments to minimize the structure's mass and enliven the site. This will occur at all edges of the site and internally at the center of the proposal.



Massing diagram showing anchoring volumes at north and south and open space and lifted volumes in the center

DC3 OPEN SPACE CONCEPT

A - Building Open Space Relationships

All three alternatives are designed to appear as two structures anchored to a base that extends partially above grade. At the center between the two elements of the structure is a network of open connective spaces. A courtyard is located a couple feet above street level, accessed by a series of ramps. Private decks help activate the street-scape and internal building façades. A network of exterior walkways above the central courtyard activate the open center of the site, reducing the scale from north to south.

B - Open Spaces Uses and Activities

Open spaces will be considered and designed to accommodate a variety of uses and will incorporate seating and planting. The internal network of stairs, private decks and common walkways provides opportunities for various shared and private uses.

DC4 MATERIALS

A - Building Materials

The design team is considering the use of durable materials consistent with the neighborhood. Materials will be used to create an attractive and inviting street edge. Pattern and rhythm in the alternation of façade materials is also being considered as a method of reducing the scale of the building and identifying individual floors and units.

B - Signage

Signage will be minimal along NW 65th Street, focusing instead on how the design of the structure can signify the use of the proposal. The design team proposes an approach to signage that is incorporated with weather protection and is of a consistent design language as those secondary architectural elements of the proposal.

C - Lighting

Lighting will be included to promote safety and security, while also respecting the adjacent properties and adding a level of warmth and detail to the pedestrian realm.

D - Trees, Landscape and Hardscape Materials

The landscape design will incorporate the various open spaces at the edges and center of the site. A buffer will be created to NW 65th Street to support the clearly identifiable entry in the preferred alternative 3, and to protect the units closest to the street. The network of open spaces will utilize high quality materials consistent with this scale of development. These materials and landscape elements will complement the architecture.

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223 12th Ave E Apartments by b9 architects in Capitol Hill



11th Ave E and East Aloha St Apartments by b9 architects in Capitol Hill

WORK IN PROGRESS b9 ARCHITECTS



Lot J apartments by b9 architects in Ballard



614 13th Ave E apartments by b9 architects in Capitol Hill